

# FOR SALE

## PRIME LOCATION WITH ENDLESS POTENTIAL

This sprawling dual-level home and spacious backyard granny flat are nestled on a 567m<sup>2</sup> level block in a quiet pocket surrounded by reserve just a hop step and a jump from the Hastings River-an ideal spot for fishing and boating enthusiasts! Its expansive layout presents multiple possibilities, suitable for a growing family with exceptional storage options that cater for hobbyists, car enthusiasts, builders, and tradies. While the house requires some TLC, the opportunities are immense, and the location is an absolute beauty.

The self-contained flat offers generous accommodation for extended family and has potential to benefit from an additional income source. This property invites those who are ready to roll up their sleeves and reap the rewards of a before and after project, whether to live in or flip. With so much space to work with the possibilities on offer here are truly limitless.

Additional features include:

- 3-phase power in backyard workshop-container
- Roof only 4 years old, split system air conditioning
- New hot water system, ceiling fans, large bedrooms
- Fresh carpets in the lower portion of the granny flat
- Enclosed sunroom captures river and sunset views
- Fully fenced sunny backyard, rear balcony, water tank
- Ramp access to granny flat, multiple nooks and crannies
- Abundant storage, lock up garaging, parking for boat-van
- Updated electricals including power board, WIR to main bedroom
- Positioned between nature reserve & the Hastings River
- Level walk to shops, cafes, waterside picnic areas

If you are searching for a property with dual family living potential and require extra space for a boat, van, trailer, cars, or tools, this home will appeal. Don't delay, call Anthony Nardella today to organise your inspection on 0458 756 711.

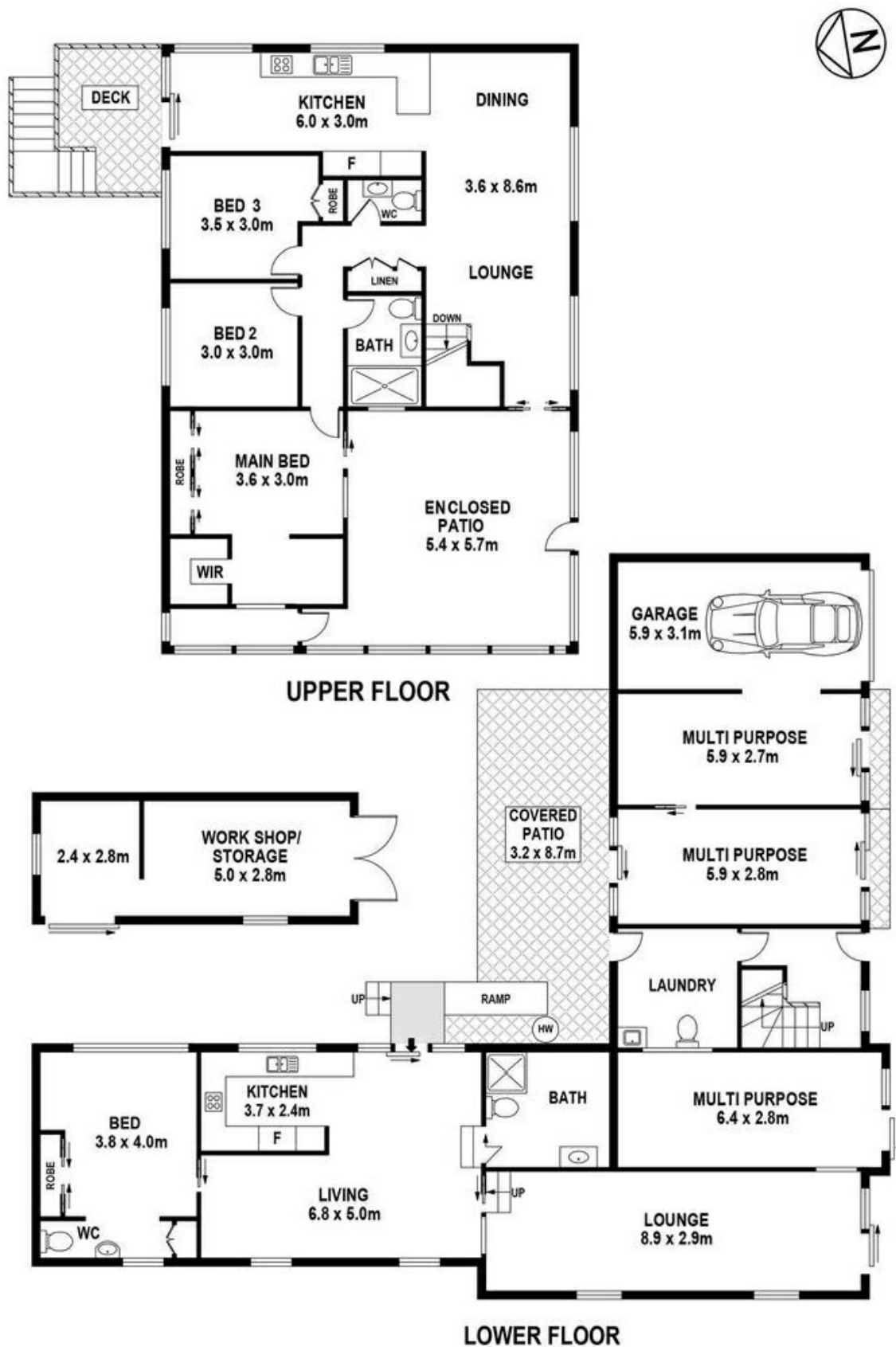
4 BED | 2 BATH | 2 CAR

PRICE:  
\$925,000

OPEN FOR INSPECTION:  
Jul 19 at 11:00am - 12:00pm



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

50 Sutherland Road, Port Macquarie

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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