PERCIVAL PROPERTY

10/1 Wyandra Crescent Port Macquarie, NSW

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Beautifully Presented Villa, In Town Location

Situated in a desirable in-town position, villas like these are much sought after but seldom found. The back of the property features a warm and sunny northern aspect with the added charm of a delightful nature reserve to the rear.

You'll certainly enjoy the generous open living areas. The separate covered and enclosed sunroom at 6.6m x 3m is a real bonus.

Additional features include recently installed carpets to living areas and bedrooms, reverse cycle air conditioning, separate office / store room, plus much more.

Just a short walk to town, Kooloonbung reserve, transport and medical facilities. Low body corporate fees and an anticipated rental return of $350 per week will please an owner occupier or astute investor....

Price:	$359,000
Council Rates:	$2,100.00/year (approx)
Strata Rates:	$340.60 p/q

PERCIVAL PROPERTY

Amanda Robinson

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FLOOR PLAN

(130 sq m Approx)

10/1 WYANDRA CRESCENT
PORT MACQUARIE