



1 Topaz Place Port Macquarie, NSW



## Emerald Downs - Close to Beach & Shops!

Are you a downsizer, first home buyer or busy professional? Act now! Savvy investors will move quickly once aware of this home's appeal and potential.

Set within a peaceful cul de sac a mere four minute drive from the beach and cafes, and just two minutes from Emerald Downs shopping centre, this precinct is all about coastal living!

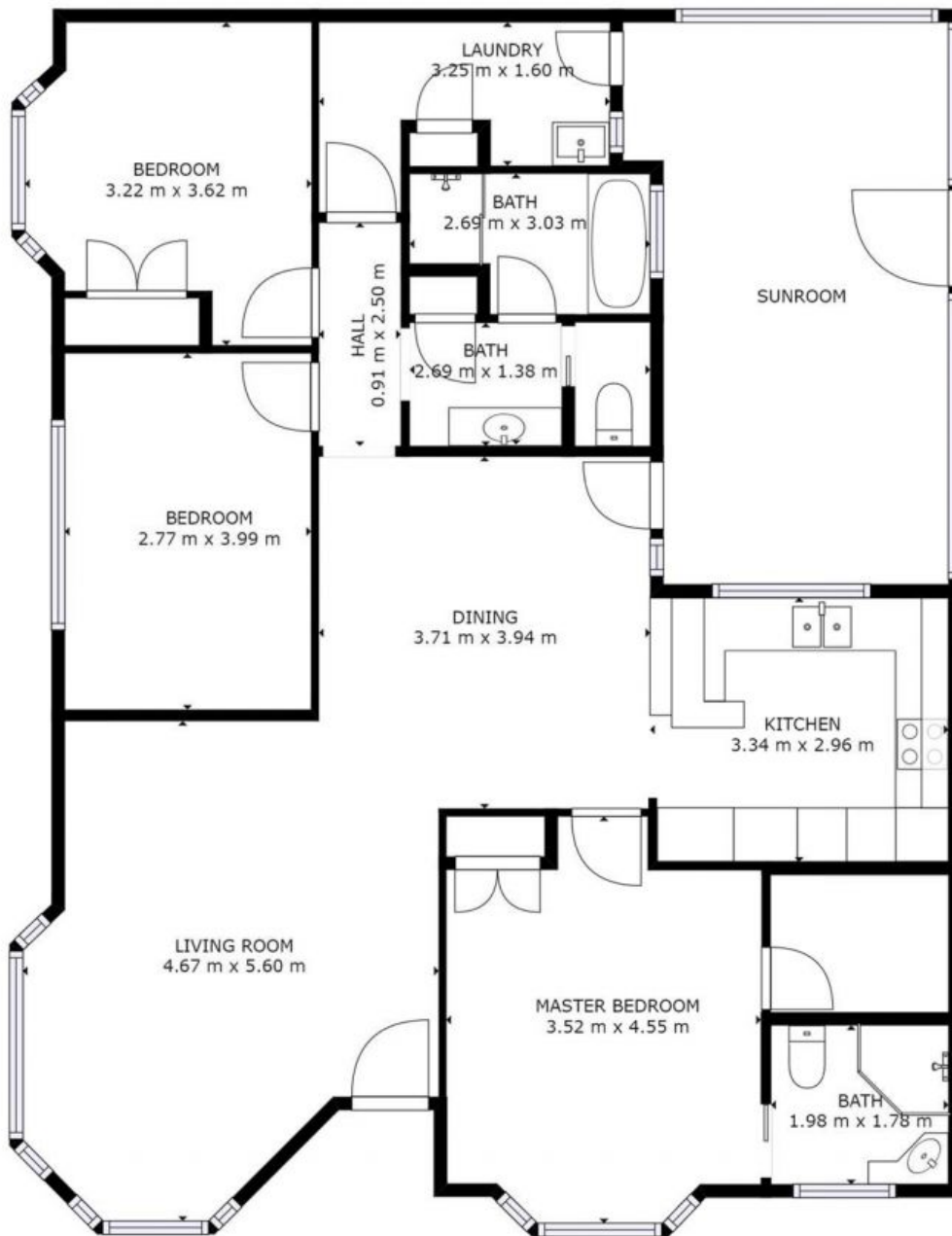
Enjoy open plan living incorporating lounge, meals area and modern kitchen with an outlook onto the screened Queensland room.

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This superbly situated property creates the ideal home or vehicle for investment? Take the...

**Price:** \$489,000

**Council Rates:** \$2,270.00/year (approx)



GROSS INTERNAL AREA

FLOOR 1: 110 m<sup>2</sup>

TOTAL: 110 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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