



13/18 Lord Street Port Macquarie, NSW



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### 'Fountain Court' - East Port . Lifestyle & Location!

You'll gravitate to the generous L-shaped balcony with a prized north easterly aspect providing ocean views across the bowling greens of the easily accessible Port City Bowling Club.

Light and serene, this home is perfect for the scaled down lifestyle, holiday retreat, or investment.

The floor plan accommodates open plan living, a modern kitchen with dishwasher and abundant natural light, two bedrooms with built-ins, internal laundry and bathroom with separate toilet.

Don't let this opportunity escape you!

**Price:** Guide \$425,000-\$445,000

**Council Rates:** \$1,790.00/year (approx)

**Strata Rates:** \$1,009.82 p/q

**PERCIVAL**  
PROPERTY

**Michelle Percival**

0404 466 500

**Ally Downing**

0417 929 726



GROSS INTERNAL AREA

FLOOR 1: 81 m<sup>2</sup>

TOTAL: 81 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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