



15/25 Nottingham Drive Port Macquarie, NSW



## The Numbers Stack Up!

Tucked away at the rear of a tidy complex, this secure abode has heaps of space to potter around and play in the garden.

Single lock up garage with internal access, air-conditioning, second water closet and all the creature comforts you could possibly fit in a villa.

Properties like this always secure good tenants, right now we have the ideal one in place. Close to Charles Sturt University, the medical precinct, shopping amenities, nearby parks and just 7 minutes' drive to the CBD. There's no doubt an astute investor will snap up this property.

Call Ayla Bailey TODAY before someone else does.

? Split System Air-conditioning

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**Price:** \$395,000

**Council Rates:** \$1,860.00/year (approx)

**Strata Rates:** \$500.00 p/q

**PERCIVAL**  
PROPERTY

**Ayla Bailey**

0431 194 876

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GROSS INTERNAL AREA  
FLOOR 1: 88 m<sup>2</sup> EXCLUDED AREAS:  
GARAGE: 20 m<sup>2</sup>  
TOTAL: 68 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## 15/25 NOTTINGHAM DRIVE, PORT MACQUARIE