

11 Gardenia Avenue Port Macquarie, NSW



4



3



2

## Transit Hill Cul de Sac - Home with Independent Living or Airbnb Option

Set within a precinct coveted for its proximity to stunning beaches, local amenities including schools and shopping, and ease of access to Port Macquarie's CBD, 11 Gardenia Avenue is a rarity in the facility it offers.

Oriented to provide a generous private yard and outlook through the tree canopy of a rainforest style reserve at rear, the floor plan provides for a fully self contained flat with separate entry that is easily incorporated as a part of the family home when required.

Configured as one large home, there are four bedrooms, two with ensuites, three living areas, a spacious kitchen with generous dining and a kitchenette.

The closing of double doors creates two separate residences, each with their own living ar...

**Price:** Guide \$790,000-\$830,000

**Council Rates:** \$2,800.00/year (approx)

**PERCIVAL**  
PROPERTY

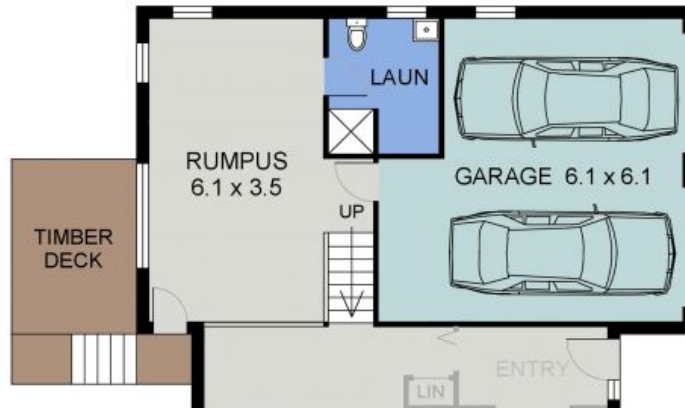
**Michelle Percival**

0404 466 500

**Ally Downing**

0417 929 726

UPPER FLOOR PLAN  
(72 sq m Approx)

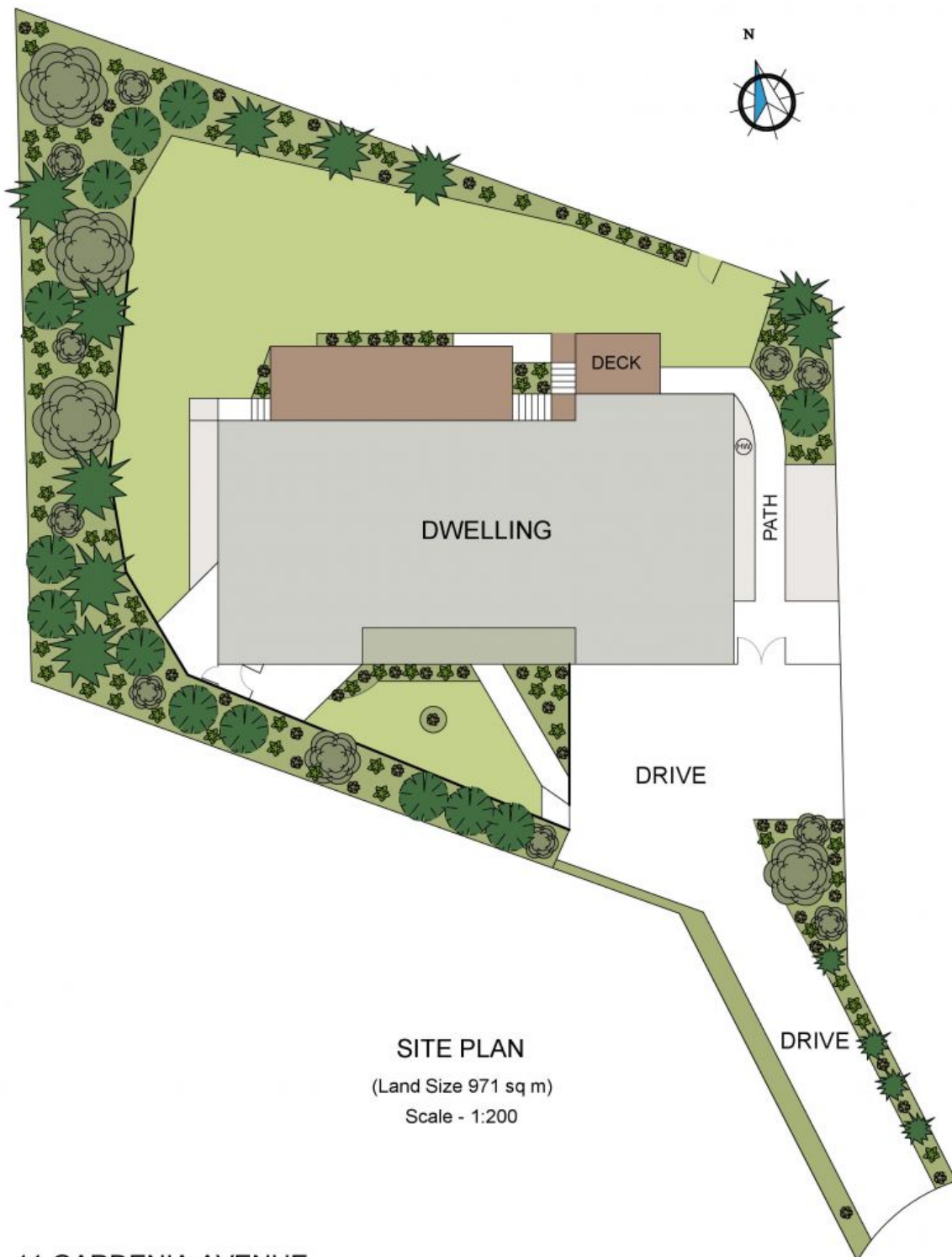


MAIN FLOOR PLAN  
(209 sq m Approx)  
Scale - 1:115



11 GARDENIA AVENUE  
PORT MACQUARIE





**SITE PLAN**  
(Land Size 971 sq m)  
Scale - 1:200

11 GARDENIA AVENUE  
PORT MACQUARIE