



36 Sapphire Drive Port Macquarie, NSW



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## Premier Lighthouse Beach Location - Level Living Home on 763sqm

Set in a fabulous Lighthouse Beach location within the Emerald Downs Estate, stroll to the beach, walk to Lighthouse Plaza with supermarket and tavern, and enjoy great proximity to schools and child care.

The opportunity for dual occupancy, or additions (subject to council approval) add a further dimension to investment potential.

An easy living layout provides good flow to a floor plan with lounge and family/dining zone opening onto a covered rear entertaining patio.

An investor's or renovator's dream with the surrounding quality of properties in this prec...

**Price:** Guide \$590,000-\$625,000

**Council Rates:** \$2,700.00/year (approx)

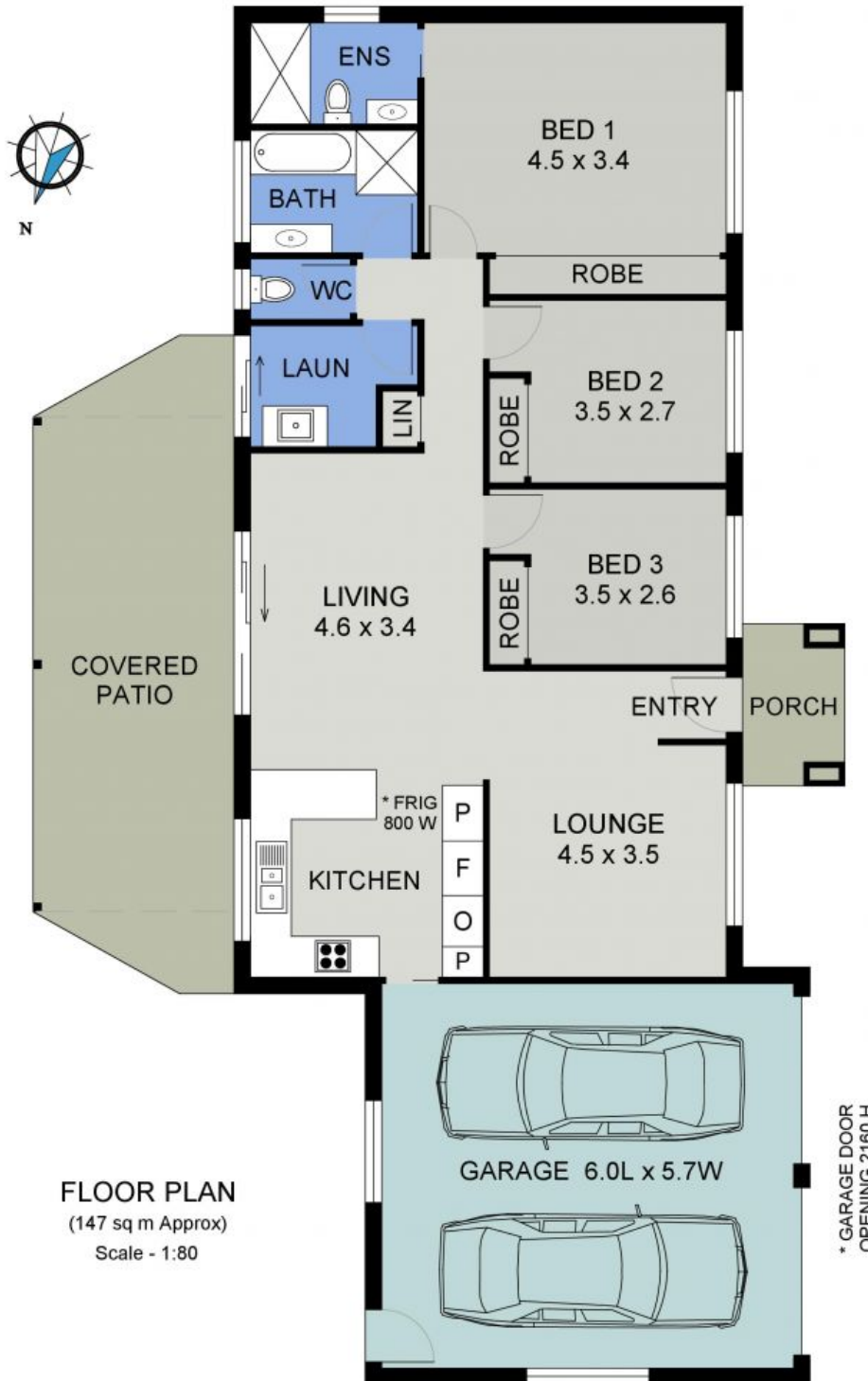


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36 SAPPHIRE DRIVE  
PORT MACQUARIE



**SITE PLAN**  
(Land Size 763 sq m)  
Scale - 1:170

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