



273 Oxley Highway Port Macquarie, NSW

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## Boutique New Generation Boarding House

Designed to deliver the purchaser secure cash flow with the benefit of an emerging asset class of accommodation, the versatile opportunity presented is uniquely diversified.

The structure and yield potential is wide-ranging with the ability to lease to private and government managed housing providers, self managed boarding as short-term or long-term room rentals, and with the ability to live as an on-site manager.

Recently completed and yet to be occupied, the four bedroom floor plan provides a wheel chair accessible open plan common room with kitchen, laundry facilities and rear outdoor area.

Each bedroom has registered key lock entry and is equipped with an ensuite, built-in wardrobes, ceiling fan and TV connection point. Three bedrooms are carpeted - the fourth is whe...

**Price:** Guide \$880,000-\$900,000

**Council Rates:** \$2,590.00/year (approx)

**Water Rates:** \$0.00 p/q

**Strata Rates:** \$0.00 p/q

PERCIVAL  
PROPERTY

**Michelle Percival**

0404 466 500

**Ally Downing**

0418 392 756



**FLOOR PLAN**

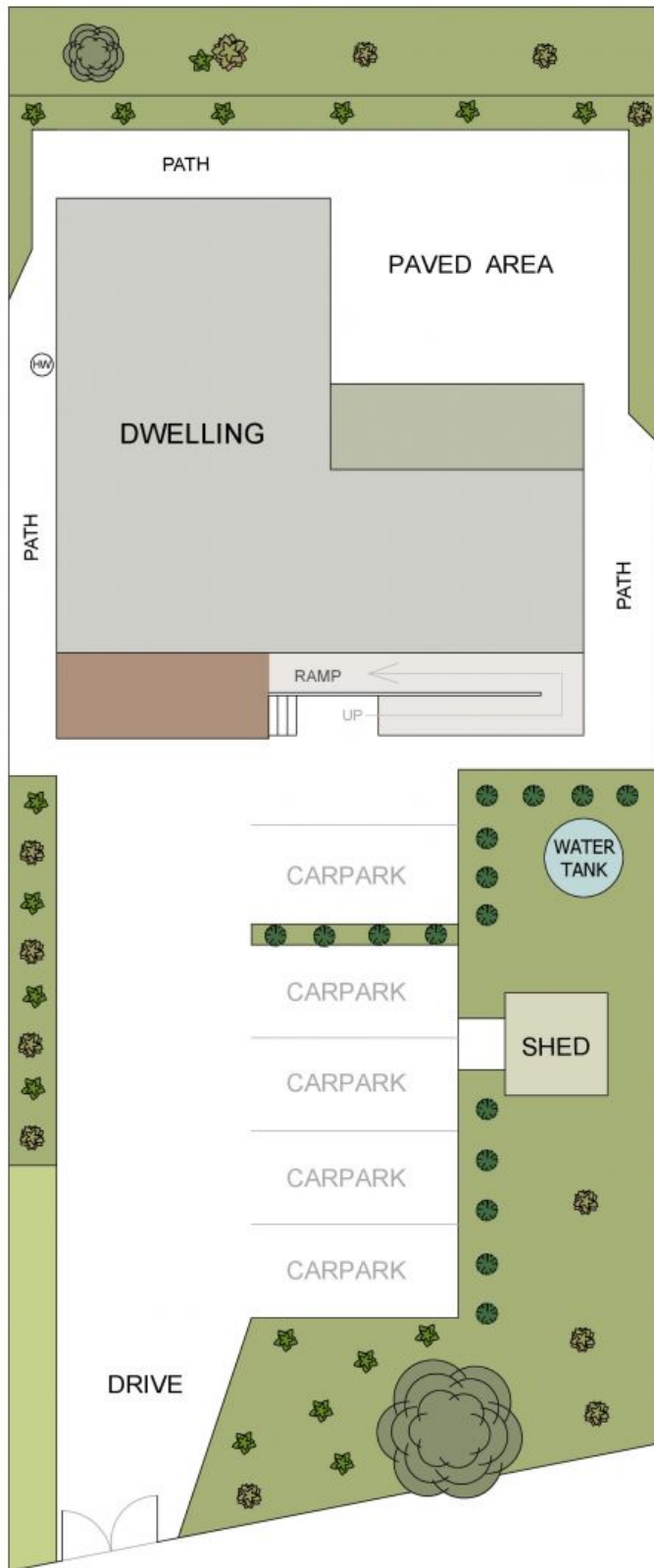
(147 sq m Approx)

Scale - 1:85

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PORT MACQUARIE

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**SITE PLAN**  
(Land Size 841 sq m)  
Scale - 1:165

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