



30 The Tiller Port Macquarie, NSW

3 bedrooms, 2 bathrooms, 1 car

## Imagination, Renovation & Capitalization

This is when it pays to have mates - This knock about property really does need work, but the price is right! Every room in this house could be improved, with a little work and a dash of inspiration. This residence has the potential to be a very valuable asset.

Perched on the high side of the road, set back for privacy and hosting a generous lot over 700m<sup>2</sup>. Positioned half way between Bunnings and the CBD, just 5 minutes' drive either way. You'll be within close proximity for weekend DIY projects and within walking distance to The Settlers Inn and convenience stores.

The great Australian dream of owning your own home is becoming harder to achieve, with market growth of over 20% in the past 12 months in Port Macquarie. Seasoned investors will see this property as an opportunity and not for hard work. But lets be honest, its tidy, off...

**Price:** Auction Guide \$540,000-\$580,000

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



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