



TO ATTEND AN OPEN HOUSE/PRIVATE INSPECTION AT THIS PROPERTY YOU WILL BE REQUIRED TO:

1. Present confirmation of double vaccination
2. Provide photo identification

- SANITISE**  
Sanitise hands before entering
- QUESTIONNAIRE**  
Complete for Covid specifications
- MASKS**  
Masks must be worn before entering
- COLD & FLU SYMPTOMS**  
Do not attend. Instead, request a virtual inspection
- SOCIAL DISTANCING**  
Maintain 1.5m distance between yourself & others



32 Herschell Street Port Macquarie, NSW

3 1 2

## Calling All Renovators & Developers - A Walk to Beach Location!

Offered for the first time in 23 years, this mostly original home provides scope to transform, knock-down and rebuild, or develop (STCA).

Buyers who value potential and position can let their imagination run wild and envision the relaxed coastal lifestyle that awaits with family favoured Flynn's Beach and the precinct's cafes, restaurants and convenience shopping a leisurely stroll from your door.

This much-loved family home's current footprint offers three bedrooms with good separation to a living zone incorporating combined kitchen/dining and a separate lounge.

Downstairs a huge tandem garage with workshop/storage forms the entire lower level and pro...

**Price:** Auction - Offers Welcome Prior

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

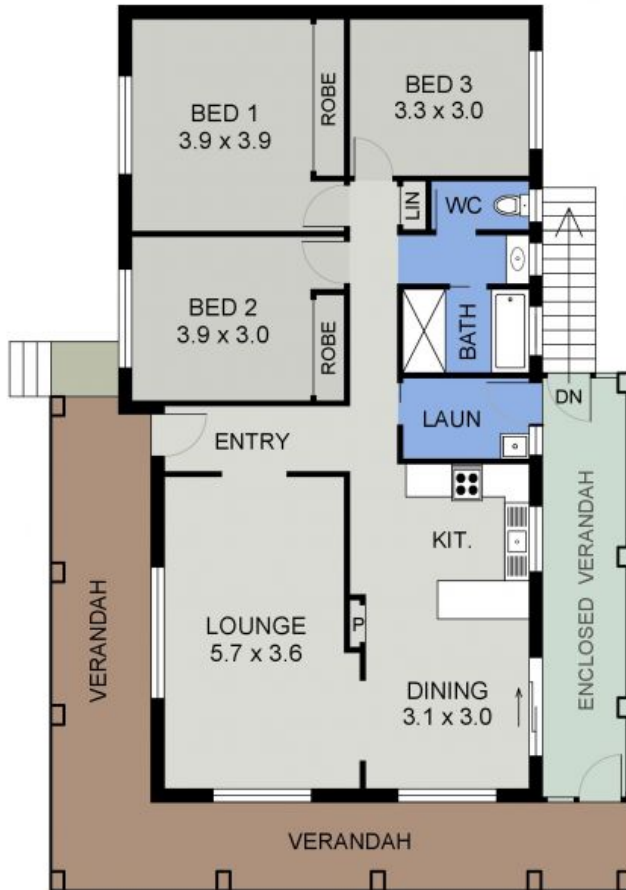


**Michelle Percival**

0404 466 500

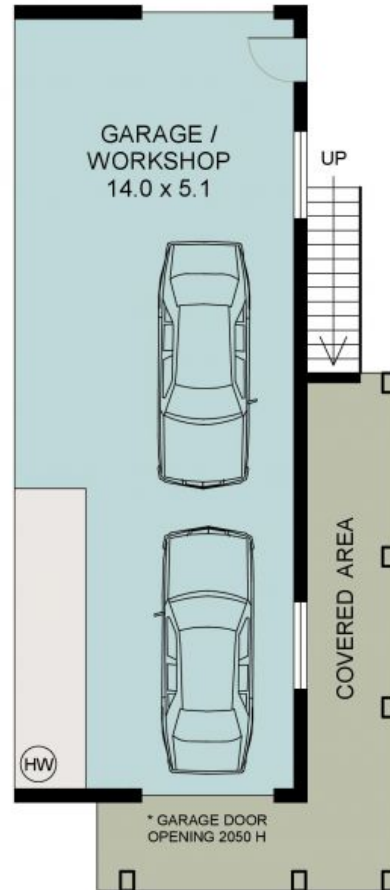
**Glenn Scott**

0417 019 756



**MAIN FLOOR PLAN**

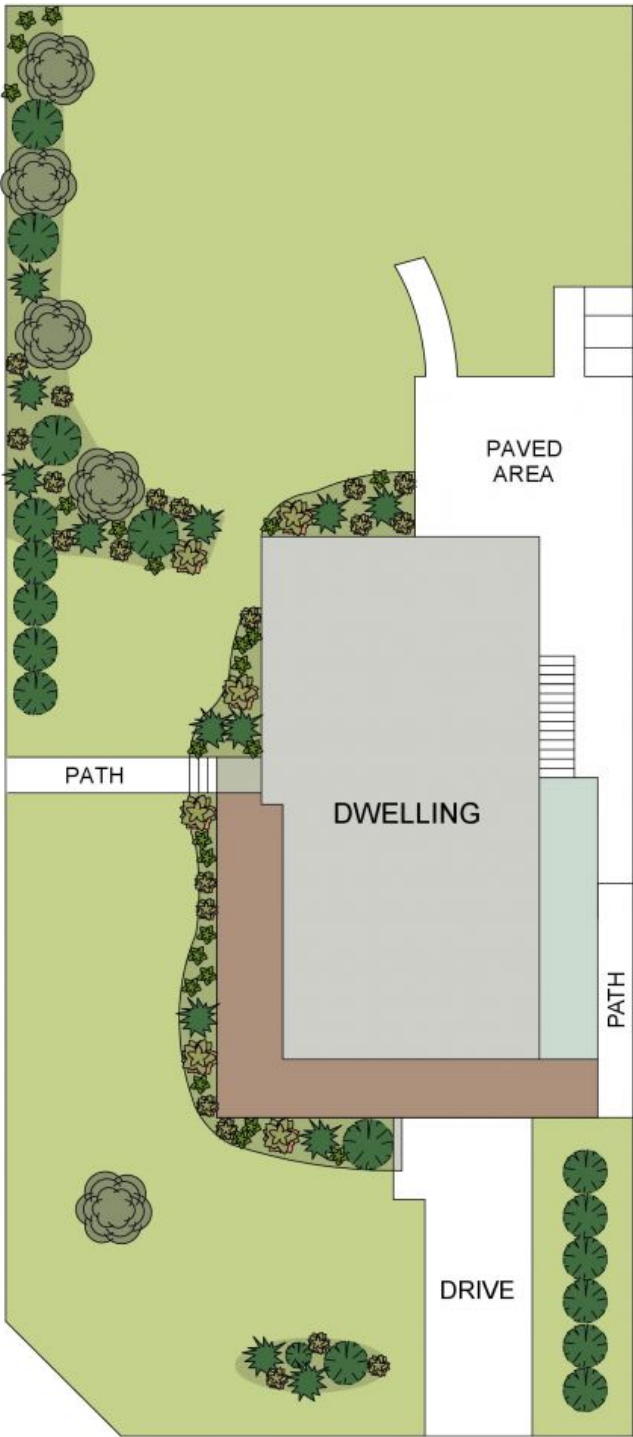
(109 sq m Approx)  
Scale - 1:105



**LOWER FLOOR PLAN**

(78 sq m Approx)

32 HERSCHELL STREET  
PORT MACQUARIE



32 HERSCHELL STREET  
PORT MACQUARIE

**SITE PLAN**  
(701.9 sqm approx)  
Scale - 1:160