









39 Hart Street Port Macquarie, NSW

Lighthouse Beach - Ripe With Potential & Possibilities

Whether you enjoy as is, refresh further, re-design or even re-develop (STCA), the existing home presents an array of exciting possibilities.

Previously tenanted as two separate residences across its dual level layout, the floor plan provides the flexibility to utilise as one generous family home or provide independent living for family or income with separate entrances and driveways.

Configured with a kitchen, bathroom and living zone on each level, a shared laundry is accessed from the rear yard. The upper floor has three bedrooms, while downstairs accommodates two.

Price: Guide \$949,000-\$999,000

Council Rates: \$3,050.00/year (approx)

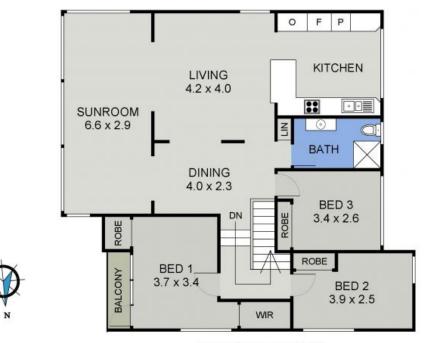


Ally Downing

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UPPER FLOOR PLAN (108 sq m Approx)

STUDY WC BED 5 **BATH** 3.3 x 3.2 BED 4 3.4×2.5 3.4 x 3.2 C/B ROBE (HW) C/B COURTYARD **FAMILY** 6.9 x 2.6 BAR UP LIVING **ENTRY** PORCH 3.8 x 2.4 KITCHEN (HW) LAUN STORE WORKSHOP 5.5 x 2.6 2.6 x 2.2 LOWER FLOOR PLAN 39 HART STREET (139 sq m Approx)

Scale - 1:95



PORT MACQUARIE







SITE PLAN (569 sq m Approx) Scale - 1:125

39 HART STREET PORT MACQUARIE

