



39 Hart Street Port Macquarie, NSW



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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)

PERCIVAL
PROPERTY

Ally Downing

0417 929 726

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UPPER FLOOR PLAN
(108 sq m Approx)



LOWER FLOOR PLAN
(139 sq m Approx)
Scale - 1:95

**39 HART STREET
PORT MACQUARIE**



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

**39 HART STREET
PORT MACQUARIE**