



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

- 1 Provide photo identification

- SANITISE**
Sanitise hands before entering
- QUESTIONNAIRE**
Complete the Covid questionnaire
- 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



3/39-41 Gore Street Port Macquarie, NSW

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Quiet in-town Villa with Unparalleled Convenience

FIND. Situation in a small complex of six, positioned at rear of an immaculate brick block, this neat villa enjoys a central position. Ideal for a home buyer who values position or astute investor looking for a long-term investment.

LOVE. Here's your opportunity to secure a beautifully presented north facing in town two-bedroom villa with a single garage and internal laundry. A light-filled open plan living and dining area finished with easy-care floorboards and reverse cycle air conditioning. The floorplan is functional, kitchen adjoins dining, electric cooktop, pantry and north outlook to courtyard and gardens. Both bedrooms are generously sized and include, fans, built-in robes and access to a separate outdoor deck. Tidy bathroom with bath and shower, separate toilet for convenience. Internal laundry with storage and access to single auto garage. Sit in the privately positioned courtyard, a great place to enjoy a coffee and admire the sunlit gardens with side access serviced by gates to stow a small van/boat or simply enjoy ...

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

Council Rates: \$2,410.00/year (approx)

Strata Rates: \$1,041.70 p/q



Ally Downing

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FLOOR PLAN
(113 sq m Approx)
Scale - 1:80

3/39-41 GORE STREET
PORT MACQUARIE