



2/5 Willandra Avenue Port Macquarie, NSW



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## House Size Villa - No Compromise on Lifestyle & Convenience

Set within a boutique complex of eight villas, this light-filled home is situated within the tranquil Innes Peninsular only minutes' walk from a K-12 school, early learning, shopping centre and Charles Sturt University campus. The hospital and specialist precinct with UNSW Rural Clinical School campus are just a five minute drive - the perfect transit for health care professionals.

A well conceived design implements separation between two living zones and the master bedroom and family/guest accommodation.

Perfect for the young family or down-sizer with abundant internal storage, ceiling fans and reverse cycle air conditioning for year round comfort, and internal access from the auto...

**Price:** Guide \$720,000 - \$760,000

**Council Rates:** \$2,250.00/year (approx)

**Strata Rates:** \$500.00 p/q

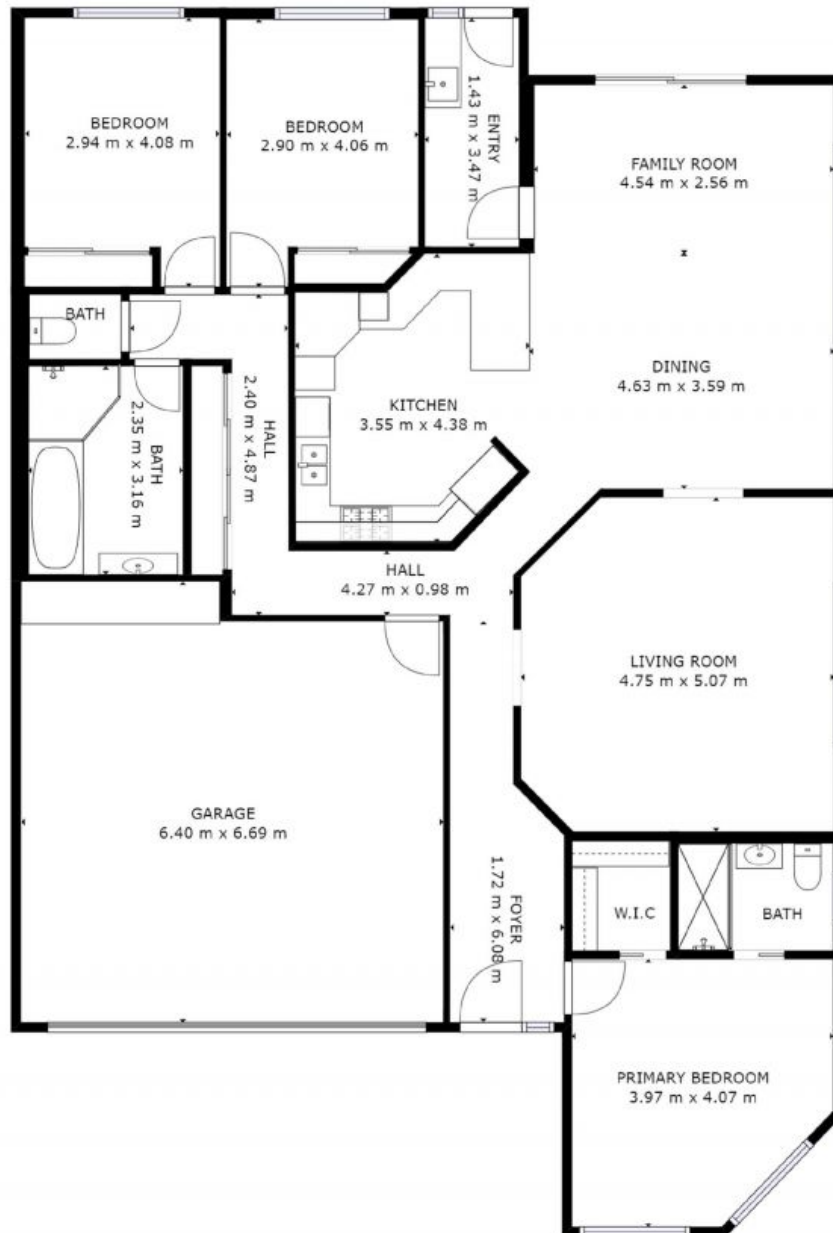
**PERCIVAL**  
PROPERTY

**Michelle Percival**

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**Glenn Scott**

0417 019 756



GROSS INTERNAL AREA  
FLOOR 1: 151 m<sup>2</sup>, EXCLUDED AREAS:  
GARAGE: 41 m<sup>2</sup>  
TOTAL: 151 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**2/5 WILLANDRA AVENUE, PORT MACQUARIE 2444**