



2/38-40 Lake Road Port Macquarie, NSW

2 1 1

## Central Port Macquarie Villa ? Walk to Town & Waterfront

Walking distance from the rhythm of its beaches and riverfront, stands a villa with excellent proximity to the CBD, cultural centre, entertainment venues, and retail delights.

A stylishly renovated home, it offers combined lounge/dining, and two bedrooms with built-ins. Ceiling fans throughout provide seasonal comfort.

An exterior deck with awning provides the perfect place to enjoy a cup of quiet contemplation during the day, or cool of the evening.

A secure lock-up garage will appeal to discerning buyers and investors alike.

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**Price:** \$400,000

**Council Rates:** \$2,600.00/year (approx)

**Strata Rates:** \$400.00 p/q



**Michelle Percival**

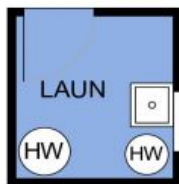
0404 466 500

**Glenn Scott**

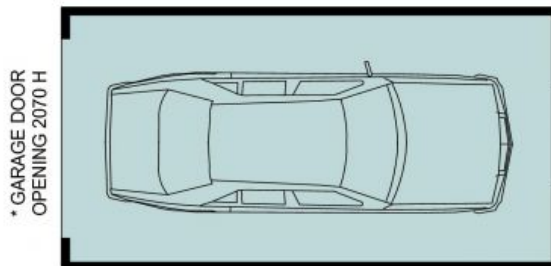
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**FLOOR PLAN**  
(61 sq m Approx)  
Scale - 1:65



**SEPARATE LAUNDRY**



**SEPARATE GARAGE**  
5.4 x 3.0

PORT MACQUARIE