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## Live - Invest - Holiday at Lighthouse Beach

Located in a quiet cul-de-sac in the highly sought-after Lighthouse Beach area of Port Macquarie. This home is immaculately maintained with easy-care, low-maintenance gardens and a fully fenced rear yard.

### FEATURES INCLUDE:-

- \* A Covered outdoor entertaining area is accessed from the kitchen/diner providing an ideal space for summer BBQs or a child-safe play area.
- \* Carpeted bedrooms are of a good size, with built-in wardrobes, and ceiling fans. The main bedroom is air-conditioned.
- \* 3-way bathroom/ensuite with a separate toilet plus an extra toilet in the laundry.
- \* Reverse Cycle Air Conditioning in Main Bedroom and Living Room
- \* Internal access from the double garage with remote garage door.
- \* Outdoor shower with hot water, to rinse off the day's outdoor activities before coming inside to enjoy air-conditioned comfort.
- \* Ideal for Investors, Retirees, Downsizers, or First Home Owners
- \* Approx Long Term Rental Income of \$31,200 to \$32,240 per annum.
- \* Can be sold fully furnished if required
- \* Price Guide \$780,000 to \$795,000

## 9 Pandamus Close PORT MACQUARIE, NSW

**Price:** \$795,000  
**Council Rates:** \$2,600.00/year (approx)



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