

**10 Elizabeth Street, Port Macquarie, NSW 2444**

**House For Sale**

Friday, 19 January 2024

**PERCIVAL**  
PROPERTY

10 Elizabeth Street, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 999 m2**

**Type: House**



Ayla Bailey

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## Expressions of Interest

Positioned in a happening precinct for residential developments this 999sqm battle-axe site is situated in a tightly held street just 700m from patrolled Flynn's Beach. The site has a 6m wide access point from the road and includes an uninhabitable shack in original condition that's already served its purpose. Its aspect combined with 11.5m height limit offers promising possibilities for a multiple unit, villa, or townhouse project with potential to capture ocean views (STCA). Nearby cafes, restaurants, shops, and only 150m to the eastern coastline leading into the CBD, vibrant Flynn's Beach is a popular tourist destination as well as a desirable suburb for local residents and home owners alike. With the continued growth and high demand for housing in seaside Port Macquarie, this is a great opportunity to invest in a highly sought after location and secure your future success. Land this close to the Pacific Ocean is a rare find indeed, so don't delay, call Ayla today for further details.

- Zoned R1 General Residential - Ideal for Development (STCA)
- Conveniently located just 700m from patrolled Flynn's Beach
- Spacious 999sqm battle-axe site with 6m wide access point
- Elevated aspect, 11.5m height limit, potential for ocean views
- Close proximity to cafes, restaurants, shops, beaches, and CBD
- Highly desirable location - Invest in your future success - Act Now!
- Contact Ayla Bailey for further details on this Rare Opportunity

NOTE: The vendors instructions are clear and that is to "Bring them ALL offers in writing for their considerations." Please email the agent for the offer form. The vendor reserves the right to accept an offer prior to the closing date, all parties noted as serious interest will be advised of this instance. DISCLAIMER: The information contained in the advertising and or information of this property supplied is not based on any independent enquiries or knowledge of the agents, and the vendor and agents expressly disclaim any liability arising therefrom. For any information on future infrastructure in the area or your intended use for the property, it is recommended that you contact council to make your own enquiry on these matters. All concepts are subject to council approval. The accuracy of the information supplied cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.