

# 12 Yarramundi Road, Port Macquarie, NSW 2444



## House For Sale

Tuesday, 9 April 2024

12 Yarramundi Road, Port Macquarie, NSW 2444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Craig Barnett  
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## Price Guide \$840,000 - \$870,000

Nestled in the heart of the Hasting's Precinct, this property is more than just a house, it's a home waiting for its next chapter! This spacious & versatile home personifies the essence of convenient living, perfect for families to reside. Tucked away from the street for privacy on a fenced 712 sqm block, the dual-level layout boasts one oversized bedroom & ensuite as well as a second living space downstairs, with the living quarters and a further three bedrooms and additional newly renovated bathroom situated upstairs. Although readily liveable, there is future potential to re-imagine or modernize the interiors and create a contemporary home in this sought-after coastal lifestyle location. The covered outdoor alfresco area is a fantastic addition to this home which makes this an ideal spot to relax while entertaining guests or even watching children play within the large rear yard. With the rear yard's lush greenery, this really catches your eye to make it feel like your own haven. To add to the appeal, Hastings school, parkland & local beaches are just within walking distance as well as close proximity to drive to the Port Macquarie's CBD. When we say photos do not do this property justice on how spacious it is, come see for yourself. What are you waiting for? This could be your perfect family home!

- Huge 712 sqm block tucked away from the street for privacy
- Double storey home with excellent layout for functionality
- Four bedrooms all oversized with ceiling fans
- Complete with air conditioning for comfort, storage galore
- Large covered outdoor alfresco area with access to the backyard
- Dual side access into lush rear yard
- Close to schools, parks, walking tracks, local beaches, cafes, CBD
- Sought after coastal location in a prime area of The Hasting's Precinct

Property Type: House  
Council Rates: \$2,900 pa  
Land Size: 712 sqm  
Rental Appraisal: \$700 pw  
Property Age: 32 years

IDENTIFICATION MAY BE REQUIRED FOR ENTRY TO ALL OPEN FOR INSPECTIONS