

**14 Jobling Street, Port Macquarie, NSW 2444**

**Laing+Simmons**

**Sold House**

Friday, 27 October 2023

14 Jobling Street, Port Macquarie, NSW 2444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 799 m2**

**Type: House**



Chris Koch  
0427831100



Abby Koch  
0488762600

## Contact agent

Rates \$2,800 pa | Land 799 sqm Rental Appraisal \$620 – \$640 per week

Alright, tradies, builders, car enthusiasts, and tinkerers, listen up! Here's a fantastic opportunity that you may want to nail down swiftly. This unique property is guaranteed to fulfil your man cave dreams, and savvy investors, this one's for you too! Now, let's get down to the nitty-gritty. It's a solid home positioned on a dual access 799m<sup>2</sup> corner block adjoining nature reserve. You've got gated access from Hindman Street to a parking area, 2-bay shed, carport and additional 1-bay shed. That includes a workshop area, power, and access to tank-fed tap water. Did we mention 8kw solar panels? Yep, this one has it all. Convenience is key, with approximately 1.5km to Lake Road, right in the heart of Port Macquarie's thriving industrial area. Now, let's talk about the home itself. It's charming and well cared for. Inside, you'll find a light-filled lounge room, a neat and tidy galley-style timber kitchen including a walk-in pantry, a casual meals area, a second living room, a well-appointed bathroom, and 4 spacious bedrooms. The master bedroom enjoys an outlook across the reserve and includes an ensuite and walk-in robe. Main living offers reverse cycle air conditioning and can be closed off for privacy and effective heating-cooling. Step outside and be greeted by a huge covered entertaining area, a shaded sitting area under the trees, and a fully fenced secure backyard with a low-maintenance level lawn stepping up to the sheds. This fair dinkum true-blue opportunity is not to be missed. Whether you're an investor looking to benefit from a multiple income stream or someone who just wants a spacious home on a large block with sheds galore, this is the one for you! And remember, what happens in the shed stays in the shed, so don't waste any more time. Give us a call today.

- + Private access to parking, storage, and sheds
- + Spacious home on 799m<sup>2</sup> backing reserve
- + Two living areas, ensuite, air con, solar panels
- + Secure backyard with huge outdoor entertaining
- + Garden shed, double garage, shaded sitting area
- + Prime central location near the industrial precinct

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.