

# 148 Philip Charley Drive (Lot 540 Ascot Park), Port Macquarie, NSW 2444

## Residential Land For Sale

Friday, 10 May 2024



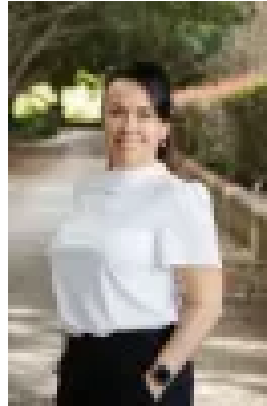
148 Philip Charley Drive (Lot 540 Ascot Park), Port Macquarie, NSW 2444

Area: 875 m2

Type: Residential Land



Paul Loughland  
0402639265



Arcadia Loughland  
0408301970

**\$599,000 - \$649,000**

Nestled within the prestigious Ascot Park Estate, 148 Philip Charley Drive presents an exceptional opportunity to secure a premium vacant block of land in the heart of Port Macquarie. Boasting a generous size of 874 square metres and a 20.06m frontage, this registered block offers an ideal canvas for your dream home or investment venture. Key Features:- Prime Location within Ascot Park Estate- Generous 874sqm Size with approximately 20.06m frontage- Water, Electricity, NBN and Sewer Connections- Elevated Position Envision your dream home taking shape on this premium block of land, where lifestyle, convenience, and tranquillity converge seamlessly. Don't miss out on this rare opportunity to secure your slice of paradise in one of Port Macquarie's most desirable locations. Call Paul and the NPB Team today for further information on this premium lot. Paul Loughland: 0402 639 265 NPB Office: 0447 020 742 Located conveniently, approximately:- 450m to Ascot Park Playground- 3.3km to Bunnings Port Macquarie- 3.5km to Charles Sturt University- 3.6km to Port Macquarie Base Hospital- 4.0km to St Columbia Anglican School- 4.1km to Lake Innes Village Shopping Centre- 8.9km to Town Beach- 9.5km to Port Macquarie Airport **DISCLAIMER:** The information contained in the advertising of this property is not based on any independent enquiries or knowledge of the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.