

170/1A Lincoln Road, Port Macquarie, NSW 2444

SaleByHomeOwner
.com.au

House For Sale

Monday, 29 April 2024

170/1A Lincoln Road, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 283 m2

Type: House



Sale By Home Owner
1300609392

\$585,000

The phone enquiry code for this property is - 59372 bedroom Manufactured Home built 2019 has ensuite, WIR with skylight, main bathroom, 2 living areas, kitchen dining area, timber flooring in living areas, carpet in bedrooms, ceiling fans both bedrooms, both living areas & back deck, Actron Air reverse cycle air conditioning in Lounge & 2nd living area or office, Plantation Shutters in main bedroom & dining area, double Roller Blinds on other windows & Panel Blinds on both sliding glass doors, Dishwasher in kitchen with wall oven, pantry, Granite bench tops, Island Bench with 6 Drawers with Granite waterfall bench top, Ziptrak Blinds on back deck, LUG with auto door & Garden Shed. Fenced area around house with limited neighbours, has its own letterbox at front of house & Foxtel Dish.6.6kw Solar System with green catch box in meter box. The green catch box checks the electric hot water system & heats water prior to feeding Solar into grid. Electricity bill since Oct 2023 is in credit to current date.NO Stamp DutyNO Strata FeesNO Council RatesIndividual house Water Meter is read 3 monthly & Water Rates Invoiced & paid directly to Village Operator.DO pay site fees to Village Operator for exclusive use of fenced land on which the house sits & for use of Club House which includes Gym, Library, Computer & Printer Area, Pool Table, Kitchen, walk-in beach entry to Swimming Pool & is Gated Community. Has own Red & Yellow bins for each house & several green bins are distributed throughout Village.The Village has an active Resident Committee & Social Club.Over 55 years Village can NOT be rented & at least one of the owners must be 55 years of age.