

**9 & 11 Waugh Street, Port Macquarie, NSW 2444**



**House For Sale**

Saturday, 11 May 2024

9 & 11 Waugh Street, Port Macquarie, NSW 2444

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Area: 2138 m2**

**Type: House**



Peter Shiplee  
0432253490

## Expressions Of Interest

Presenting an exceptional opportunity, a DA-approved property development strategically located in the vibrant Town Centre and waterfront of Port Macquarie. This prime spot offers unmatched convenience, with a mere 5-minute walk (201 metres) to the CBD, waterside cafes, upscale dining venues, Marina foreshore, and social clubs. The property stands out with its impressive frontage of 42.24 metres and a spacious block size of 2138 sqm, making it a highly desirable investment for those seeking top-notch real estate. - DA approved 34 high quality apartments- Favourable apartment mix - 47 secure car spaces & storage- Construction Certificate 50% complete- Limited new stock available- Opportunity to take advantage of breathtaking views- Ideal owner occupier & downsizing opportunity- Five penthouses with internal access to private roof terraces- Communal roof terrace - Holding income- Large land holding of 2,138m<sup>2</sup>- Plans and information available on request- Strategically midway; 4hrs drive to Sydney and 5.5hrs to Brisbane- Diverse \$5.9 billion\* economy supported by a substantial population- Significant incoming government spending for major infrastructure- #1 regional NSW tourist destination with circa 11.79 million\* visitors \*approx.9-11 Waugh Street, Port Macquarie, is for sale via Expressions Of Interest Contact us for further information:Elders Real Estate Port Macquarie - Peter Shiplee - 0432 253 490 365 Property Group - Stefan Jones - 0422 681 795The information contained in the advertising of this property is based on information provided to 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.