

# 99 Phar Lap Circuit, Port Macquarie, NSW 2444

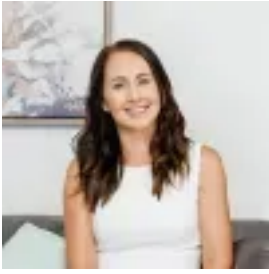
## Sold Residential Land

Tuesday, 28 May 2024

99 Phar Lap Circuit, Port Macquarie, NSW 2444

Area: 739 m2

Type: Residential Land



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## Contact agent

Do you have dreams to build your very own custom home just the way you have always imagined? Or perhaps you are seeking a suitable duplex block so you can reap the rewards of a dual-income investment? Look no further than this prime 739m<sup>2</sup> corner block located in the beautiful and exclusive Ascot Park Estate. Ideal street location and just across the road from the nature reserve, the opportunities are numerous for this desirable landholding. The block is registered and ready for construction, being offered with the bonus of concept plans for two thoughtfully designed 3-bedroom duplex homes. Wide walkways surround the estate, designed for residents to connect with the natural environment and take in the scenic beauty. Enjoy the peace and quiet this picturesque setting brings, without compromising on convenience to modern facilities. An easy commute to everyday essentials, Lake Innes Village Shopping Centre is approx. 5-minute drive, Sovereign Town Centre 7 minutes, and reputable schools, hospitals, medical precincts, and universities, all within a 5km radius. The Port Macquarie CBD and patrolled Town beach are an approximate 15-minute drive. In such a valuable residential pocket, no matter what your future plans are, we are sure you will be inspired by this tranquil family-friendly area with its abundance of nature including resident bird life and wildlife. Blocks of this size in this sought-after Street are a rare find, so don't hesitate, act now and get planning your next exciting adventure before someone beats you to it.

Property Description:- Tranquil views across the tree-lined nature reserve - Pycon Homes concept plans for dual occupancy- Duplex-approved site with concept plans - Corner setting provides ease of access - 739m<sup>2</sup> registered block with ideal aspect - Sought after Ascot Park Estate, close to facilities - Opportunity to invest or build dream home

Property Details: Council: \$2,280 p/a approx. Land Size: 739m<sup>2</sup>

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