



## 37 Laguna Place, PORT MACQUARIE, NSW 2444

### SOLD IN THE CANALS

The home that everyone is looking for and nobody can find. Spectacularly positioned to a front row seat of the canals. This single level address is positioned north to water on a rather generous perfectly flat block of 782m2. This is a very easy living home that is neat and tidy that is located in a tightly held location. Alternatively, this is a unique opportunity with endless potential to craft the dream home on Port Macquarie's popular waterways.

This property contains three bedrooms, three bathrooms and open plan living and dining. Classic and simple, this property is ready for you to move into today.

- Much loved welcoming home, canal waterfront exclusive address
- Much desired north to water, captures north easterly breezes
- Popular quiet cul-de-sac in the heart of the Port Macquarie's canals
- Double garage with drive through access, effortless entry to the water via boat ramp
- Spacious open plan living and dining

**TYPE:** Sold

**INTERNET ID:** 22513083

#### AUCTION DETAILS

4:30pm, Thursday May 20th, 2021. On Site

#### CONTACT DETAILS

**Elders Real Estate**  
62 Clarence Street  
Port Macquarie, NSW  
02 6584 1199

**David Plews**  
0448 836 000

- Light and airy kitchen with views of the water
- Covered outdoor portico, relaxing spot to soak up the sun, enjoy a coffee or book
- Ducted air-conditioning for all year-round comfort
- Large main bedroom featuring walk in robe plus of course ensuite
- Private, easy care backyard and entertaining area
- Minutes to shopping centre, town, eateries, and clubs
- Opportunity for a canal lifestyle, live-in or update to your waterfront dream home

Pest and Building report available on request.

Property Details -

Council Rates: \$3,700 pa approx

Land Size: 782sqm

Rental Potential: \$620 - \$650 per week

**DISCLAIMER:** The 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.

Other features: Close to Schools, Close to Shops, Close to Transport, Garden, Secure Parking

- Land Area 782.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- Double garage







37 Laguna Pl, Port Macquarie

INTERNAL : 189.1m<sup>2</sup>  
COVERED OUTDOOR : 32.3m<sup>2</sup>

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.



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