



## 1/6 Adeline Street, NORTH HAVEN, NSW 2443

Affordable North Haven Opportunity – Don't Miss it!

This is the perfect chance to break into the tightly held North Haven market, with this affordable villa being offered for over 30 years. Extensively renovated internally, this villa is just one of two in the complex and offers 2 living areas, more undercover parking than you would find in most homes and a superb position within 750m of cafes, shops, medical and pristine waterways.

- Open plan living with hybrid timber floors, air conditioning and ceiling fans
- New kitchen with stone bench tops, soft close drawers, updated appliances plus plenty of cupboard space
- Two queen sized bedrooms both with floor to ceiling custom made built-in robes
- Enclosed sunroom to the rear – ideal home office or sewing room
- Easy access bathroom with walk in shower and new vanity, separate toilet
- Front and rear decks – perfect for all seasons
- Undercover parking for 3 vehicles plus workshop and storage shed

**TYPE:** Sold

**INTERNET ID:** 5P22107

**SALE DETAILS**

**\$415,000**

**CONTACT DETAILS**

**Stewart O'Brien**  
0409 707 441

- Just one of two in the complex with a simple affordable strata setup
- The perfect location a level 305m to the river and riverside walkway, 750m to cafes and shops and only 1km to Club North Haven
- Just 2.1km to the Laurieton Town centre where you will find everything you could need
- Port Macquarie is an easy and scenic 30-minute drive to the North

Whether you are looking to downsize, an investor looking to get a great return on your investment or a first home buyer making that first step into the market, then this is an absolute must to inspect. Call now to arrange your personal inspection.

#### Property Details

Council Rates â## \$2,360 pa approx.

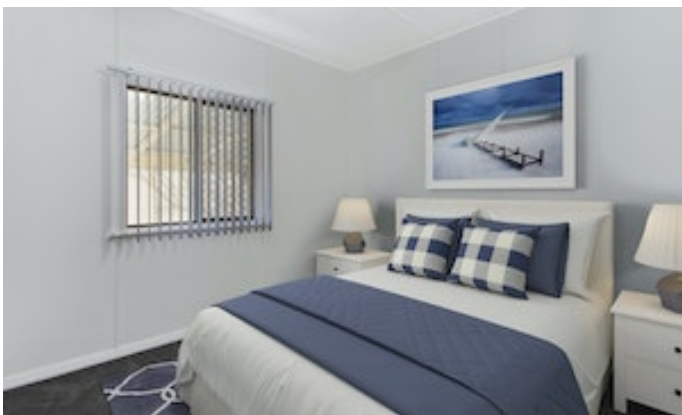
Strata Rates â## \$444.38 pq approx.

Rental Potential - \$400 - \$420 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.

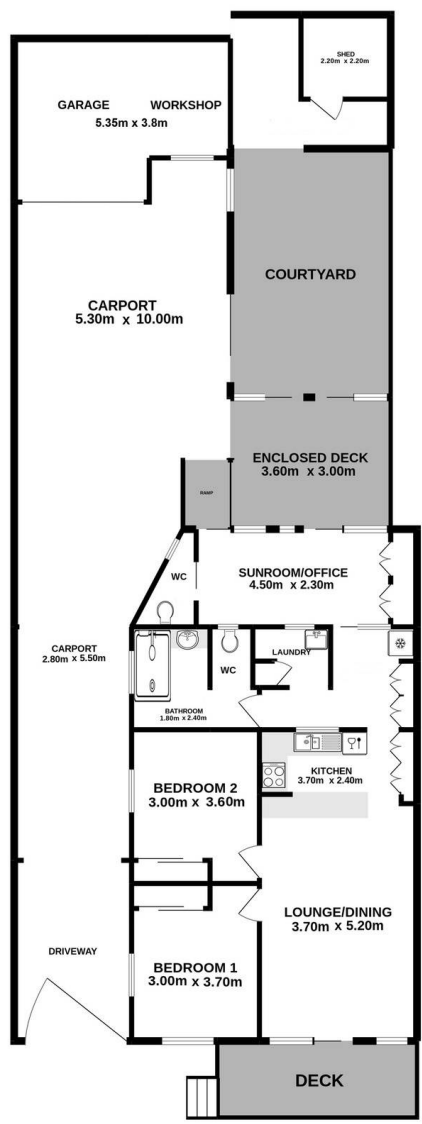
Other features: Close to Schools, Close to Shops, Close to Transport, Couples, Downsizing, First Home Buyers

- Land Area 253.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- 3 car carport









**1/6 Adeline Street North Haven**      HOUSE TOTAL FLOOR AREA: 79.1 sq.m. approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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