



22 Forest Grove, Port Macquarie



## Positioned to Impress

This easily maintained Torrens Title home will appeal to first home, retiree, or student accommodation buyers as the positioning is close to buses, schools, pre-schools, medical facilities, and Base Hospital, and it's a level 10-minute walk to Charles Sturt University, major shopping centre, eateries, and coffee shop.

Complete with open plan living, kitchen with breakfast bar and dishwasher, pet-friendly fenced yard, north facing outdoor entertaining area, garden shed, remote control for garage and newly installed split system air conditioning, power saving 50 kw Solar Panels and Electric Hot Water System.

- Ideal for first-home, retiree, or student accommodation buyers
- Easily maintained home in a prime position
- Close to buses, schools, medical facilities, shops, cafe's, and the University
- Complete with open plan living, kitchen with breakfast bar and dishwasher
- Newly installed air conditioning, power-saving solar panels & electric hot water system
- North-facing outdoor entertaining area, pet & child-friendly fenced yard
- Anticipated rental return of \$500 to \$520 per week

IDENTIFICATION MAY BE REQUIRED FOR ENTRY TO ALL OPEN FOR INSPECTIONS

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3 1 1  
Beds Baths Cars

**Price** SOLD for \$615,000  
**Property Type** Residential  
**Property ID** 484  
**Land Area** 373 m2

**Agent Details**  
Di Calder - 0412 654 646

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Patterson Real Estate  
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