



195 Matthew Flinders Drive Port Macquarie, NSW 5 2 3

### Spacious Lighthouse Beach Home with Self-Contained Granny Flat

Positioned on a generous 825m<sup>2</sup> north-to-rear block, this property offers an unbeatable combination of lifestyle and flexibility in one of Port Macquarie's most sought-after locations. The main home upstairs is designed for relaxed coastal living, while the fully self-contained two-bedroom granny flat downstairs provides outstanding versatility for extended family, guests or rental income. Just a short walk to Lighthouse Beach, shops, cafes and Tacking Point Tavern, this is a property with broad appeal for families and investors alike.

**Price:** \$1,250,000  
**Council Rates:** \$3,200.00/year (approx)



**Nathan Owen**  
0422 144 720



**David Geary**  
0413 681 125



Upper Level



Lower Level

Internal Living: 293 sqm  
External Living: 64 sqm  
Land Size: 825 sqm



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

195 Matthew Flinders Drive  
Port Macquarie



Upper Level



Lower Level

Internal Living: 293 sqm  
External Living: 64 sqm  
Land Size: 825 sqm



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.