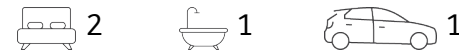




Snap it Up!



6/2 Eagle Lane, Mallabula

Sold for \$240,000 (Jan 14, 2021)

(PLEASE OBSERVE ADEQUATE SOCIAL DISTANCING AND THE 4 SQUARE METRE RULE WHILE INSPECTING PROPERTIES)

Here's a Fantastic Opportunity to Enter the Market with this Great Investment or First Home.

Privately Located in the Corner of the Strata Complex rests a nicely renovated two-bedroom home.

Boasting its own enclosed backyard for your furry friend, bedroom built-ins, air-conditioning throughout and a single carport and you are sure to be impressed with the use of the large common areas.

Within walking distance to the waters edge plus sporting complex and swimming pool its unlikely to see anything this good at this price again!

Beautiful Mallabula is a primarily residential suburb of Port Stephens, located on the Tilligerry Peninsula between Lemon Tree Passage and Tanilba Bay.

For all Inspections please contact your Agent Tania Micallef 0422614135

Property ID: L3620087

Property Type: House

Carports: 1

Tania Micallef

0422 614 135

tania.micallef@mayfield.rh.com.au

2 Bedroom

1 Bathroom

1 Car Space

Built 1990

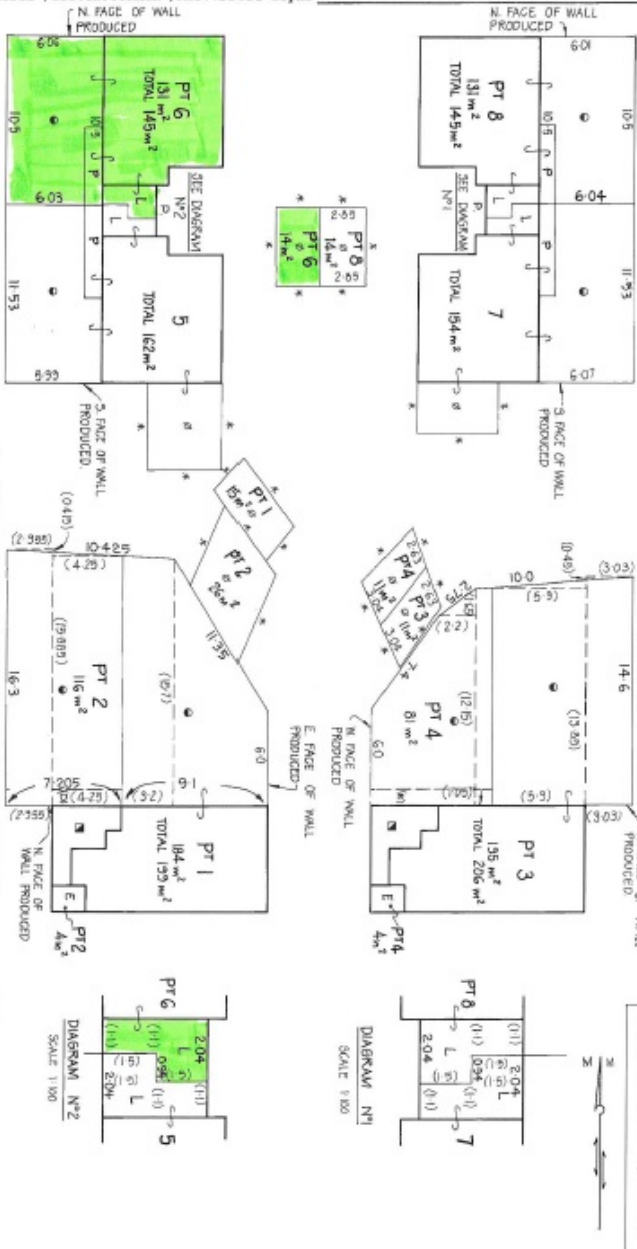
Strata Land 2,974sqm

FORM 2

WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 3 of 4 Sheets

STRATA PLAN 35110



NOTE
 ALL RECTANGULAR OFFSETS ARE EITHER PARALLEL TO OR PERPENDICULAR TO, AS THE CASE MAY BE, THE WESTERN WALL OF THE BUILDING CONTAINING PART LOTS 1 & 2 EXCEPT FOR THE LANDINGS BEING PART LOTS 5, 6, 7 & 8.
 AREAS ARE APPROXIMATE

FACTS - LIMITED IN HEIGHT TO 2.4 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE FLOORS EXCEPT WHERE COVERED.
 COVERED CAR SPACE
 DENOTES EDGE OF ROOF IS BOUNDARY
 ENTRY
 LAUNDRY
 COMMON LAUNDRY, STORE & TOILET
 GARDEN SPACE - LIMITED IN HEIGHT TO 5 ABOVE AND 5 BELOW THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJACENT UNIT EXCEPT WHERE COVERED

NOTE FOR DIAGRAM N#1 & N#2
 ALL OFFSETS ARE FROM THE INTERNAL FACE OF THE RESPECTIVE LAUNDRY WALL.
 (a) PROPOSED HEIGHT OF ROOSTER TO JURE
 (b) PROPOSED HEIGHT OF ROOSTER TO WIRE

Reduction Ratio 1: 200

Lengths are in metres

Signature: *P. R. ...*
 STRATA PLAN REFERENCE: 4362



*OFFICE USE ONLY