



4/3 Mountbatten Court POTTSVILLE NSW

3 1 2

This end townhome (one of only four) is expansive in size with 264 square metres of your own private property.

In design, the home features on the lower level, a large living area, laundry, outdoor patio, enormous backyard area, laundry, an extra toilet, single lock-up garage and an extra parking space which is included on #4 townhome's property title. On the upper level, there are the three sizable bedrooms and the bathroom.

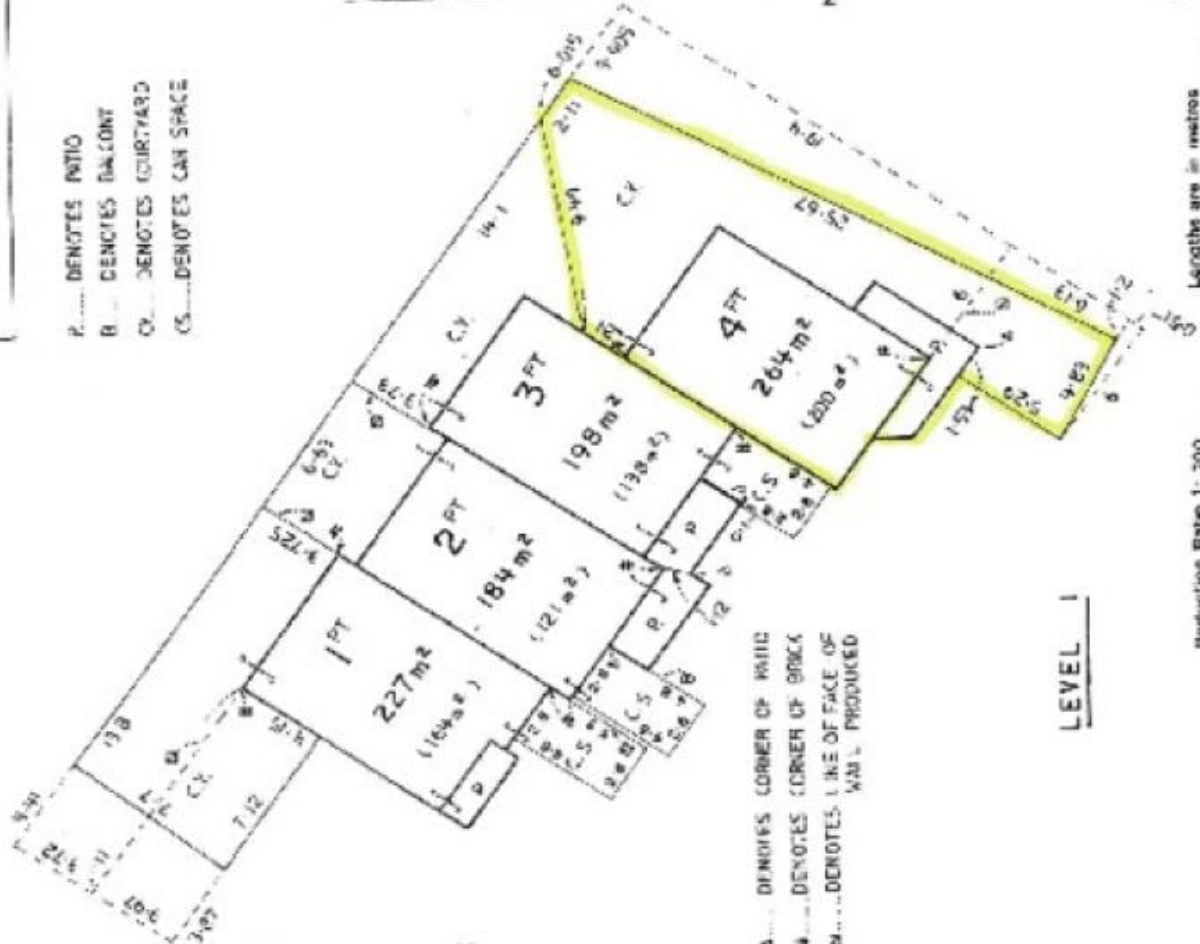
This property is situated in a convenient location, with the Pottsville Water's small shopping precinct only a 2 minute walk and the estuary less than 5 minutes to the beach.

This property is a great investment opportunity, or

[For full version visit the website](https://www.pottsvilleproperties.com/sale/nsw/northern-rivers/pottsville/residential/townhouse/7645151)

Type : Townhouse
View : <https://www.pottsvilleproperties.com/sale/nsw/northern-rivers/pottsville/residential/townhouse/7645151>

- P..... DENOTES PATIO
- B..... DENOTES BALCONY
- CY..... DENOTES COURTYARD
- CS..... DENOTES CAR SPACE



SCHEDULE OF UNIT ENTITLEMENT

LOT NO.	UNIT ENTITLEMENT
1	10
2	10
3	10
4	10
AGGREGATE	40

THE STRATA OF THE COURTYARDS EXTEND BETWEEN 1'7" BELOW AND 2'4" ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING UNIT EXCEPT WHERE COVERED OR PAVED

PATIOS AND BALCONIES ARE LIMITED IN HEIGHT TO 2'4" ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED.

CAR SPACES ARE LIMITED IN HEIGHT TO 2'8" ABOVE THE UPPER SURFACE OF THE HIGH STAND EXCEPT WHERE COVERED

