

**1 Azalea Avenue, Wauchope, NSW 2446**



**House For Sale**

Friday, 3 May 2024

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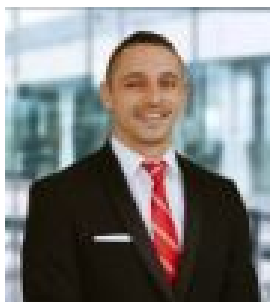
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 287 m2**

**Type: House**



Michael Nardi

0435596604

## **Auction Guide: \$585,000 to \$605,000**

Don't miss the opportunity to snap up this 2005 Built, single-level brick gem, a low maintenance haven that is simply perfect for down-sizers, investors, or first-time buyers. Step inside to an open plan living and dining area filled with natural light, enhanced by the comfort of air conditioning. Flow effortlessly onto the outdoor courtyard, a space made for relaxation and social gatherings. The modern kitchen and bathroom are well-maintained, ensuring style and efficiency for your everyday needs. Three bedrooms provide privacy, with the master bedroom featuring a walk-through robe for convenience. A single garage and secure, low-maintenance yard complete this picture of ease, making daily living a breeze. Conveniently located just a short 3-minute drive from the CBD, this sturdy, neat and tidy home offers accessibility and tranquillity. Mark your calendar for the auction and embrace the opportunity to make a smart investment or enjoy a relaxed lifestyle in a fantastic location for convenience. Going going..... Don't wait, act now! Contact Michael Nardi for more information and to register your interest. - Low maintenance haven ideal for investors, first home buyers - Open plan living and dining area flooded with natural light - Well-appointed kitchen and bathroom, meticulously maintained - Three bedrooms thoughtfully set apart for privacy - Master bedroom features a spacious walk-through robe - Single garage and secure, low-maintenance yard for easy living - Conveniently located just a short 3-minute drive from the CBD - Going going..... Don't leave it to chance, act now! Council Rates: \$2,350 p.q approx.