

**13 Leaders Way, Wauchope, NSW 2446**



**Villa For Sale**

Tuesday, 16 January 2024

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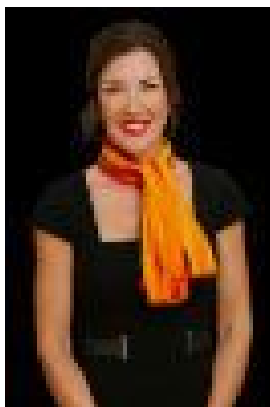
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 135 m2**

**Type: Villa**



Amanda Perrin  
0265833044

## Contact Agent

Looking for a sound investment & or modern home in a handy to everything location? This is it - this light and bright 3-bedroom villa will impress. With nearby nature reserve & just a short stroll to Timbertowns IGA and the Bago Tavern, this picturesque pocket of booming Wauchope offers easy access to amenities and facilities. Wauchope District Hospital is just 1.8kms from the doorstep, and the popular Country Club, golf course, and flourishing CBD are approx. 5-minutes away. Fresh as a daisy and move in ready, owner occupiers & investors you can be rest assured of a sound investment for your future with a solid brick and tile construction, modern features throughout, and a central location. Step indoors and discover a well-appointed & generous size kitchen with dishwasher, combined living and dining area which flows onto a private and secure backyard. The yard roomy enough for children to play or accommodate a pooch, without the hassle of time consuming upkeep. As an added benefit the corner block setting provides access to the rear yard from the adjoining street. Furthermore, is a double remote garage with access to indoors. Coastal style timber plank floors combined with a fresh colour palette furnish an open airy feel. For added comfort ceilings fans are installed throughout. The master bedroom is positioned away from an additional two bedrooms and includes its own ensuite and wall to wall built in robes. The main bathroom has a luxuriously deep bathtub and is well located to all areas. Storage is plentiful and almost every room captures a peaceful outlook across the surrounding greenery. The charming village of Wauchope, known as the "Heart of the Hastings" continues to thrive and is located approx. 20kms via the Oxley Highway to the seaside town of Port Macquarie with its stunning beaches and pristine waterfront. To embark on this exciting opportunity please call Amanda Perrin on 0429 838 802.- Light and airy in modern estate - Walking distance to IGA & Bago Tavern - Fabulous investment or low maintenance home - Contemporary inclusions, private & secure yard - Access from adjoining street, double garage - Plentiful storage, ensuite master bedroom - Five minutes to Country Club and District Hospital