

# 27 Spotted Gum Boulevard, Wauchope, NSW 2446



## Duplex/Semi-detached For Sale

Wednesday, 14 February 2024

27 Spotted Gum Boulevard, Wauchope, NSW 2446

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

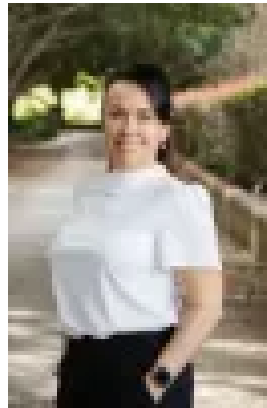
**Area: 159 m2**

**Type:**

**Duplex/Semi-detached**



Karla Faint  
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Arcadia Loughland  
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**\$650,000**

Welcome to your new home, where style and functionality seamlessly come together in a perfect blend of modern design and thoughtful use of space. This three-bedroom gem is not just a house; it's a lifestyle tailored for comfort and entertaining. Property Highlights:- 3 bedrooms - main with ensuite and walk-in robe- 2 bathrooms - main with a free-standing bath- Stylish Kitchen featuring - Smart Stone benchtops, Omega stainless steel appliances incl. dishwasher and gas cooktop- Roller blinds to the windows- Vinyl plank flooring to the kitchen, dining and living areas. Carpeted bedrooms. - Daikin 5 Kw split system air conditioning- Tiled porch and alfresco areas- Gas hot water- Double garage with a remote-controlled roller door and internal access- Exposed aggregate driveway- Low-maintenance yard

Step into luxury with the master bedroom, a haven of relaxation featuring an ensuite and a walk-in robe. Two additional bedrooms, each featuring built-in robes, provide ample space for family members or guests. The open-plan living zone is the heart of this home, creating a warm and inviting space for gatherings with family and friends. Whether it's a cosy family night or a lively get-together, this area is designed to accommodate and enhance every moment. Your new home is not just stylish; it's backed by quality inclusions and industry-leading guarantees. Revel in the modern kitchen with Smart Stone benchtops, Omega stainless steel appliances, and a convenient gas cooktop. Luxurious bathrooms, with the main boasting a free-standing bath for indulgent relaxation. Chic finishes include a tiled kitchen splashback, roller blinds to the windows, and quality floor coverings throughout, including stylish vinyl plank flooring in the kitchen, dining, and living areas. Comfortable living is ensured with a Daikin 5 Kw split system for climate control and a gas hot water system for efficiency. Outdoor living is a joy with the tiled porch and alfresco space, complemented by an exposed aggregate driveway. Convenient parking is provided by a double garage with a remote-controlled roller door. The property features a low-maintenance yard, allowing you to spend more time enjoying your home and less time on upkeep. Situated in a family-friendly new estate, this home offers not only a comfortable living space but also a community-oriented environment for you and your loved ones to thrive. Your brand-new home is ready and waiting for you to make it your own. Experience the joy of moving into a property that's not just a house but a place where memories are made. To enquire and to schedule a viewing, please don't hesitate to contact Karla Faint on 0444 590 788 or the NPB Office on 0447 020 742. Your dream home awaits!

Approximate Rental: \$575 - \$625 per week Conveniently located approximately:- 400m to TG's Child Care- 450m to Timbertown Service Station- 750m to IGA, Bago Tavern, Pharmacy and other shops- 800m to Medical Centre- 1.9km to Wauchope District Memorial Hospital- 2.2km to Wauchope Town Centre- 2.6km to Wauchope Public School- 2.9km to Wauchope High School- 17.5km to Port Macquarie Base Hospital- 22.2km to Port Macquarie- 23.4km to Port Macquarie Airport

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