

# 29 Spotted Gum Boulevard, Wauchope, NSW 2446



## Duplex/Semi-detached For Sale

Sunday, 31 December 2023

29 Spotted Gum Boulevard, Wauchope, NSW 2446

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 112 m2

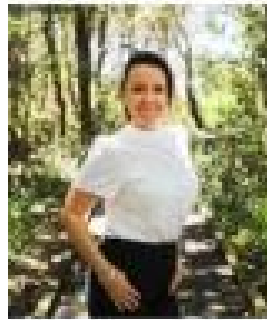
Type:

Duplex/Semi-detached



Karla Faint

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Nationwide Property Brokers

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**\$550,000**

Welcome to a single-level duplex that embodies the essence of gracious living, where style, comfort, and convenience converge seamlessly. Nestled in the heart of Wauchope's newest community, this modern residence is the epitome of contemporary living for individuals or small families seeking a vibrant, welcoming home. Property Highlights:- 2 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. - Daiken 5 Kw split system air conditioning- Tiled porch and alfresco areas- Gas hot water- Single garage with a remote-controlled roller door and internal access- Exposed aggregate driveway- Low-maintenance yard Upon entering, an open-plan dining and living area greets you, showcasing a thoughtful design that maximizes space and functionality. The modern styling extends effortlessly throughout, with ample storage enhancing the home's practicality. Glass sliding doors from the living room lead to a low-maintenance alfresco space, providing a perfect venue for hosting memorable gatherings with friends and family. The property boasts two bedrooms, with the main featuring an ensuite and walk-in robe, ensuring a retreat-like experience. The two bathrooms showcase contemporary design, with the main bathroom boasting a free-standing bath for indulgent relaxation. The kitchen is a chef's delight, featuring Smart Stone benchtops, Omega stainless steel appliances, a gas cooktop, and a stylish tiled splashback. Quality touches abound, from roller blinds adorning the windows to the vinyl plank flooring that graces the kitchen, dining, and living areas. The Daiken 5 Kw split system ensures year-round comfort, while the gas hot water system adds to the property's energy efficiency. Convenience is at the forefront, with a secure lock-up garage featuring an automatic door and internal access, providing peace of mind and easy entry to your home. The exposed aggregate driveway adds a touch of sophistication, complementing the low-maintenance yard that promises more time for enjoyment and less time on upkeep. This home is part of a burgeoning community, with neighbours just beginning to settle in. Now is your chance to be a part of Wauchope's newest and most exciting development. Don't miss the opportunity to build a lifestyle that will be the envy of all. Act now and make this modern duplex your own in a location that combines the best of community living with contemporary style. Call Karla Faint on 0444 590 788 or the NPB Office on 0447 020 742 to enquire and arrange an inspection. \*\* 3-bedroom duplexes are also available to inspect. Images coming soon\*\* Approximate Rental: \$460 - \$500 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 DISCLAIMER: The information contained in the advertising of this property is not based on any independent enquiries or knowledge of the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.