

**47 Yallaroi Road, Wauchope, NSW 2446**



**Acreage For Sale**

Wednesday, 22 November 2023

47 Yallaroi Road, Wauchope, NSW 2446

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreage**



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**\$870,000 - \$930,000**

Nestled in the peaceful Rosewood community, this property presents a fantastic opportunity for those with a keen eye for transformation. Featuring 3 bedrooms on the upper level, each room invites your personal touch and creativity while the recently renovated bathroom and laundry offer modern comfort. The lower level features a fully self-contained granny flat, complete with a bathroom, kitchen, open-plan living, and a separate bedroom – an ideal space for guests or potential rental income. Nature lovers will find serenity in the almost 3-acre land parcel, adorned with a beautiful dam that adds a tranquil touch to the landscape. Additionally, a rustic kids' cubby house offers a charming retreat for the little ones, and the vast open grounds provide abundant space for children to explore and let their imagination run wild! Located on a quiet street with no through road, the property offers seclusion while being just a 6-minute drive from the picturesque country town of Wauchope. Embrace the opportunity to shape this property into your dream home! Additional features\* Embrace Sustainable Living: Reap the rewards of solar panels and abundant water resources, featuring two water tanks, town water, and the pristine water from the dam.\* Stay comfortable year-round with ducted air conditioning upstairs, Split system downstairs and ceiling fans thoughtfully placed throughout the home.\* Front and Back Verandas; Relax and unwind on these charming verandas, offering a perfect spot to enjoy your morning coffee or an evening breeze. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries