

**7/15 Pead Street, Wauchope, NSW 2446**



**Villa For Sale**

Monday, 26 February 2024

7/15 Pead Street, Wauchope, NSW 2446

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Lance Dekker  
0488468737

**\$499,000**

Perfectly positioned within walking distance to the local shopping village and renowned Bago Tavern, this low maintenance, light, and airy villa is an ideal opportunity for investors, first home buyers, or those looking for a place to downsize without compromising on privacy or modern comforts. Nestled in a private wing of a tidy complex, here you can enjoy effortless living in an unbeatable location for convenience. The well-designed layout seamlessly connects the air-conditioned, open plan kitchen, lounge room, and a casual meals area. Stylish floor tiles enhance this radiant living space, while plush carpets in the bedrooms create an inviting atmosphere. The master bedroom is your own personal escape, boasting a fresh, modern ensuite, built in robe, and its own reverse cycle air-conditioning system. A further two bedrooms with built in robes are tucked away for privacy. A spotless main bathroom is complete with a relaxing bathtub, and the separate laundry provides access onto a fully enclosed, easy care front yard, the perfect spot to unwind and catch some Vitamin D! And, for hassle-free parking, there's a single remote-control garage. Keep it simple, keep it cosy! Less than 1km from Timbertown Shopping Centre, medical facilities, and only a short 2km commute into Wauchope's charming CBD, this is a fantastic opportunity to secure a modern gem in a super handy location. Move in ready and priced to sell quickly, don't delay, snap up a bargain before its gone! - Ideal for investors, first-time buyers, downsizing - Private wing residence with enclosed front yard - 3-bed retreat with AC, built-ins, open-plan design- Main bedroom with ensuite and dedicated AC- Light filled living spaces, remote single garage - Approx. 1km to Timbertown IGA & Bago Tavern - Only 2kms into Wauchope's charming Town Centre- Move in ready, priced to sell, don't miss it! Council Rates: \$2,300 p.a. Strata Rates: \$600 p.q