

# 8 Tallowood Avenue, Wauchope, NSW 2446

## House For Sale

Saturday, 27 April 2024

8 Tallowood Avenue, Wauchope, NSW 2446

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 773 m<sup>2</sup>

Type: House



Louise Fleming  
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**\$630,000 - \$680,000**

Welcome to your future dream home nestled in a prime location! This delightful property offers a perfect blend of comfort, convenience, and potential for expansion, making it an ideal choice for first-time buyers or savvy investors. Each of the three bedrooms features a built-in robe, ensuring ample storage space for your belongings. Newly installed blinds and curtains add a touch of elegance and privacy to each room, creating a cozy atmosphere for relaxation. Enjoy the convenience of a separate toilet, full size bath tub and shower enhancing the functionality of the home for you and your guests. Protect your vehicle from the elements with the attached carport at rear, providing convenient parking right at your doorstep. Situated on a spacious level 773 Square Metre Corner block, this property offers plenty of room for future expansion possibilities, including the potential for a second dwelling (subject to council approval), your dream garage or even a pool. The living, dining, and kitchen areas are tiled throughout, offering durability and easy maintenance. New carpet in the bedrooms adds a touch of luxury and warmth to these spaces. With ample space and potential for expansion, this property presents an exciting opportunity to customize and create your dream living space. Located just minutes away from the heart of town, you'll enjoy easy access to a wide range of amenities including cafes, shops, and more. Plus, the property is only a short 20-minute drive to Port Macquarie, offering even more options for entertainment and leisure. Council rates are approximate at \$2400 per annum, current rental appraisal of \$620 pw based on current market trends. Don't miss out on this fantastic opportunity! Whether you're looking for your first home or seeking a promising investment property, this gem won't last long. Contact us today to arrange a viewing and start envisioning your future in this wonderful home! \*\* PLEASE NOTE AGENT DECLARES INTEREST IN THE PROPERTY\*\*