



## FOR SALE

### INVESTMENT OPPORTUNITY - GREAT LOCATION WALKING DISTANCE TO TRAIN STATION AND WAUCHOPE!

This two bedroom residence is located on the fringe of Wauchope Town Centre and Wauchope Railway Station only a few metres up the road, which is attractive to tenants relying on public transport. Investors you should really look at this little beauty, with an excellent tenant in place who would love to stay on indefinitely.

- \* 613m2 block with drive thru access and a tidy large backyard
- \* Private entry foyer leads to an open plan living area with reverse cycle air conditioning and ceiling fan
- \* Tidy kitchen with pantry and plenty of cupboard space, electric cooktop and oven
- \* Working fireplace is perfect on cold winter evenings
- \* Two bedrooms one with ceiling fan and both with built in robes
- \* Bathroom has a large shower, toilet and vanity
- \* The internal laundry is generous in size with external access to the side of the house
- \* The generous backyard is perfect for children and pets with lots of space for running around. There is ample lawn area and a garden shed and near new colourbond fencing on all 3 sides
- \* Single carport with drive through access to the backyard
- \* Potential to erect a big shed at the rear (subject to council approval)
- \* Council rates \$2416 per annum
- \* Current rent \$345pw

An easy 10 minute walk to shops, cafes and cinemas at Wauchope town centre. Port Macquarie is only 20 minute drive.

Contact Jenny Magill on 0490 403 051 or Jason Magill on 0429 606 006 to arrange a private inspection.

2 BED | 1 BATH | 1 CAR

PRICE:

\$520,000 - \$570,000

OPEN FOR INSPECTION:

N/A

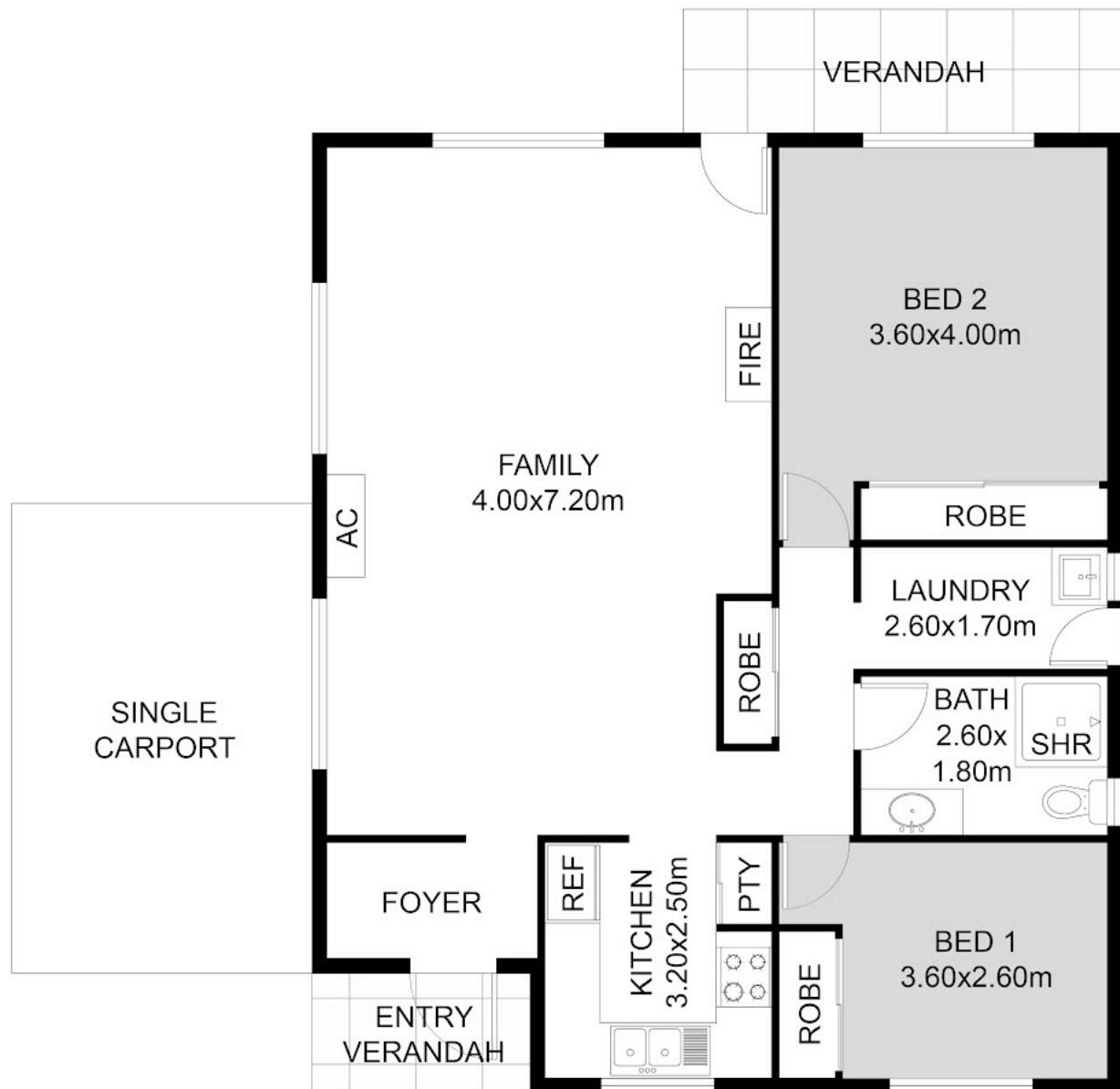


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**FLOOR PLAN**  
Floor area: 92.00sqm.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.