



## 8 Tallwood Avenue, WAUCHOPE, NSW 2446

### Comfy Home On A Big Corner Block

Perfect for the first home buyer, investor or downsizer, this property offers a functional kitchen and living area, fully fenced backyard with room for a shed. Close to the CBD and just a short stroll across to Wauchope's famous Lasiandra Park. Neatly presented and showcasing an abundance of natural light, this property presents a fabulous layout with plenty of potential.

- Fresh carpet, paint and kitchen installed
- Solar hot water
- Side access
- Garden shed
- North facing
- Built in robes in each bedroom

#### Property Details:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 5P21889

#### SALE DETAILS

Price Guide \$549,000 - \$599,000

#### CONTACT DETAILS

**Logan Taffe**  
0429 005 991

Council Rates: \$2500

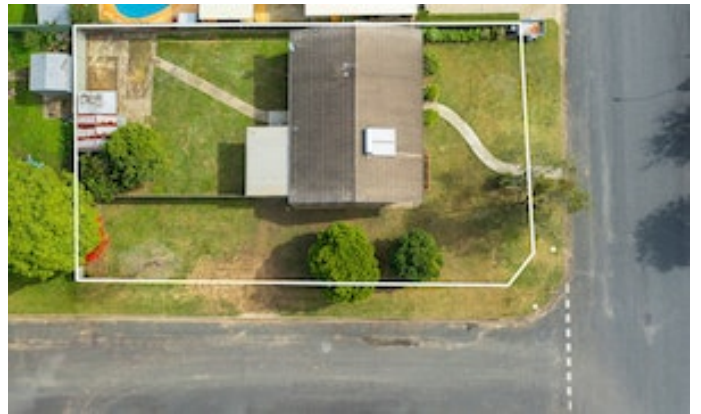
Land Size: 773 m2

Rental Potential: \$450 - \$480 per week

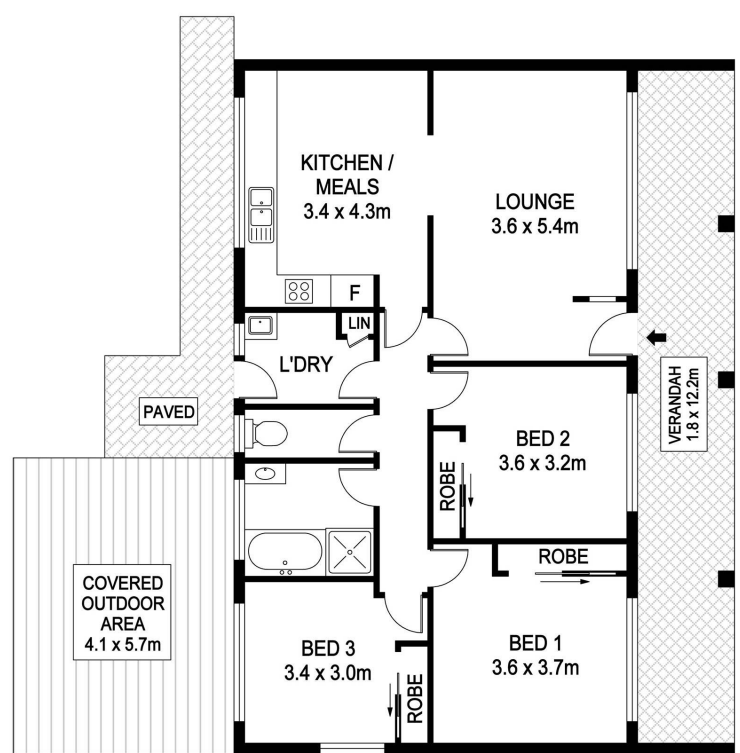
DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

- Land Area 773.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1









8 Tallowood Avenue, Wauchope

INTERNAL : 88.8m<sup>2</sup>  
 COVERED OUTDOOR : 23.4m<sup>2</sup>  
 VERANDAH : 22.0m<sup>2</sup>

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES, AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

