



## 3 Bedrooms and Study in Family Friendly Estate

This master built 3 bedroom + study, brick home is conveniently located in the ever-popular Timbertown Estate. The level block of 875sqm, features side access from both sides of the dwelling and is overlooked by the large covered outdoor entertaining area.

With scope to add your own style whilst providing a solid, functional dwelling for you and your family.

The backyard is big enough for a greenhouse, shed or pool STCA.

This property is ideal for those looking to purchase and redecorate or for an investor to add to their portfolio.

As an investment property, the expected rental would be approx \$440 per week ie approx 5% yield.

Inspections are by appointment.

74 Colonial Circuit WAUCHOPE, NSW

Price: Offers Invited



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