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### 3 Bedroom Low Maintenance Home

This property is just 3 years young and is ideal for those looking for a low maintenance home or investment opportunity.

Perfect for the First Home Buyer, Investor or Down-sizer.

A modern colour scheme, split system air conditioning, 3-way bathroom with bath, plus a modern styled kitchen, with internal access from the garage.

Conveniently located within Timbertown Estate overlooking a tree corridor, this home is just a few minutes from Timbertown Shops and within a 5minute drive of the Wauchope CBD.

Walk to shopping, medical, restaurants, and Bago Tavern or catch the bus into Wauchope or Port Macquarie.

With a shortage of such properties, we expect this one to be sold quickly.

### 14 Bushman Drive WAUCHOPE, NSW

**Price:** \$435,000

**Council Rates:** \$2,090.00/year (approx)

**Water Rates:** \$550.00/year (approx)



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14 Bushman Dr  
Wauchope 2446



### FLOOR AREAS

LIVING	=	105.9 Sq.m.
SINGLE GARAGE	=	18.7 Sq.m.
FRONT VERANDAH	=	2.5 Sq.m.
<b>TOTAL</b>	=	<b>127.1 Sq.m. (13.6 Imp.Sq.)</b>



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