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### Perfect 1st Home, Downsizer or Investment

Offered with vacant possession and the option for a quick settlement, meaning you can move in without delay!

Conveniently located within a popular established estate, overlooking a treed corridor and surrounded by modern homes, this property is just a few minutes from Timbertown Shops and within a 5 minute drive of the Wauchope CBD.

Built by Timbertown Homes in 2017, this property is not a villa nor located in a Strata Complex, it is a stand-alone home on an easy care block, located in Timbertown, Wauchope.

Offering 3 bedrooms, split system air conditioning, 3-way bathroom incl. bath, a modern kitchen, and internal access from the garage this home is perfect for the 1st home buyer, downsizer, or investor. The fully fenced rear yard is perfect for young children or a private BBQ area.

The school bus stop is an approx 350m from the front door, with Timbertown Shopping Centre within 1km.

### 14 Bushman Drive WAUCHOPE, NSW

**Price:** Price Guide \$550,000 to \$580,000  
**Council Rates:** \$2,600.00/year (approx)



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[www.regionalandruralreality.com.au](http://www.regionalandruralreality.com.au) return is approx. \$500 to \$650 per week.

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## NOTES

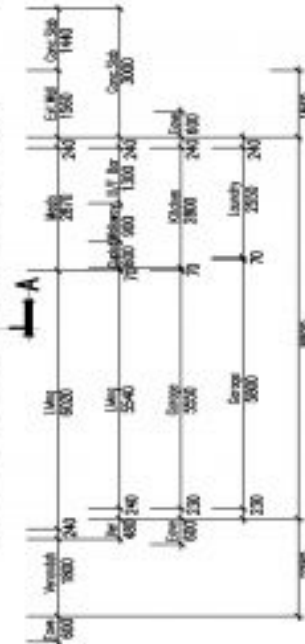
- SMOKE DETECTORS**  
 - to comply with AS1706  
 - Connect to Consumer Mains Power  
 - Install on Ceiling  
 - Detectors to be interconnected.
- BRICKWORK**  
 - All Brickwork to have vertical Articulated Joints to conform with NCC 2011 BCA Vol.2 PL5.3.1.8.



## Floor Plan 1:100 Residence

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PLAN No 16/TH391 SH1 2 OF 14  
DATUM : ASSUMED



## FLOOR AREAS

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

## INCLUSIONS

- Provide Minor Sliding Doors to robes.
- Provide Electric appliances to Kitchen.
- Provide Miter Topers throughout.
- Provide Plain Concrete Driveway, Path & Slab.
- Roof Tiles to be noted in Book on Deck.



Certificate no: 300136610  
 Assessor Name: Stephen Collins  
 Accreditation no: 20374  
 Certificate date: 09 September 2016

Drafting Address:  
 Parkour Street, City with Bushfire  
 WAUCHOPE, NSW  
 2440  
[www.nathans.gov.au](http://www.nathans.gov.au)

## SITE CLASSIFICATION

**M**  
 BUSHFIRE ATTACK LEVEL  
 BAL - 29

BUSHMAN DRIVE, WAUCHOPE