

**13/76 Blackbutt Drive, Wauchope, NSW, 2446**



**Villa For Sale**

Monday, 20 January 2025

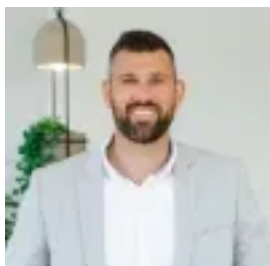
13/76 Blackbutt Drive, Wauchope, NSW, 2446

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Matt King  
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Logan Taffe  
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## Ideal Family Home or Investment

Discover the perfect plan of stall and convenience at 13/76 Blackbutt Drive Wauchope. This beautifully presented three-bedroom home offers a practical and modern master a deal for families or investors alike.

Inside the home features three spacious bedrooms each with building wardrobes and ceiling fans while the master bedroom is enhanced by a split system air-conditioner. The open plan living area boasts a stylish feature wall complete with TV mount, creating a warm and inviting space. The two bathrooms have been thoughtfully designed offering both a shower and the main bathroom has a bath for added convenience and relaxation.

Climate control is effortless with two split system air-conditioners Insurance comfort throughout the year. The double garage provides internal and external access making storage and accessibility a breeze.

The backyard is perfect for entertaining with an undercover alfresco area.

A water efficient tank services, the washing machine and toilets adding to the home practical appeal.

Conveniently located near local shopping centres, schools and public transport. This home is just 20 minutes to Port Macquarie offering easy access to beaches dining and entertainment.

This home truly has it all with the ease of parking and being at the front of the complex.  
Enquire today to make it yours.

- North to rear facing
- Stone benchtops
- Internal laundry
- Low maintenance
- Split system air conditioning
- Built in robes
- Outdoor alfresco area
- Double garage with remote
- 20 Minutes to Port Macquarie CBD

### Property Details:

Council Rates: \$2,000 p/a approx

Strata Rates: \$694 p/q approx

Rental Potential: \$550-\$575 per week

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