

161 High St, Wauchope, NSW 2446

Sold - 20/05/2022

House 2 1 4



## Incredibly Spacious Cottage on Huge In-town Block

Woah! Don't let the two bedrooms fool you, this cottage could be mistaken for a four bedroom with its expansive floor plan and multiple living spaces.

Offered for the first time in 54-years there is so much to love with its iconic brick porch, quaint little sewing room, old school outhouse, and warm-hearted interior.

**Open for Inspection**

By Appointment.

Indoors includes two large light filled bedrooms featuring decorative ceiling cornices and a retro bathroom with a classic shower and tub combo. At the heart of the home sits a neat and tidy kitchen adjoining the casual meals-dining area. At the rear is an enclosed sunroom overlooking the gardens, and at the front is a cosy lounge room and private study/craft room. For year-round comfort there is RC air con, ceiling fans, and quality window awnings.

Recent improvements are brand new roof and guttering, updated carpets, outdoor entertaining patio, and large carport structure.

Outdoors offers enormous potential with a whopping 1365m2 block including an expanse of level lawn, established gardens, and wide access to a 2-car tandem garage with a carport and huge storage area. In addition is extensive parking, big rainwater tank, and our all-time favourite, the heritage hills hoist clothesline.

This prime location is only 900m to the Timbertown Shopping Centre and within 2km to the Country Club, Hospital, and Wauchope's vibrant CBD. The Port Macquarie Town Centre and beachfront is an approx. 25-minute drive.

An exciting opportunity to secure an asset for the future along with an interesting piece of family history, this is one extraordinary property you do not want to miss out on!

- Spacious cottage on huge in-town block
- Wide side access to shed & parking
- New roof, carpets, guttering, carport
- Sunroom, craft room, lounge room
- Big bedrooms with decorative cornices
- Close to Timbertown Shopping Centre
- Within 2km to Hospital, cafes, CBD

### Listed By

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