

Taree, 118 Wingham Road

House & Studio Accommodation - Affordable Dual Living Option

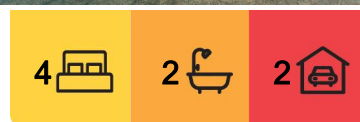
Introducing this charming cladded home with separate studio accommodation at 118 Wingham Road, situated in the highly sought after Taree West district on an impressive 802.7 sqm block. This property is the ideal affordable entry level home, perfect for extended families seeking space or first home buyers looking to make their way into the property market. Additionally, the property presents an excellent investment opportunity with the possibility of a dual income, offering unique potential for a better than average return.

There's a lot to love about this interesting home and what it has to offer...

- Boasting three generous bedrooms in the main residence, all with ceiling fans and storage space, plus an air conditioner in the master bedroom
- Offering two spacious living areas, providing ample room for relaxation and



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For Sale

Price Guide \$425,000 - \$445,000

View

ljhooker.com.au/1QSBF7G

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- entertainment. One of these areas is equipped with a ceiling fan and a cosy wood fireplace, ensuring year-round comfort
- The large kitchen and dining area offers plenty of space, providing an excellent opportunity for renovation and customisation to suit your personal style and needs
 - The tidy, well maintained bathroom features a bath, shower, vanity and toilet
 - The laundry, which includes a second toilet, is conveniently located near the backyard entertaining area
 - Adjacently positioned to the side of the home, the tandem carport provides parking space for vehicles
 - Step outside to an entertaining setting, featuring a spacious patio, covered area for gatherings and additional storage sheds
 - The studio accommodation is equipped with both a ceiling fan and air conditioning. It includes an adjoining bathroom complete with a shower, vanity and toilet facilities plus provision for a kitchenette, ensuring convenience and privacy for guests or residents
 - We anticipate that this property will achieve a rental income of around \$450 per week as a whole, with a potential for a secondary income through the studio that could make it an even more attractive return

This property truly is bursting with potential and character, conveniently situated just 400m from Club Taree for meals and entertainment, 2.5km from the bustling business hub of Taree, also only 1.8km from Manning Hospital and 1.1km from Taree West Plaza. Don't miss your chance to view this property, come along to one of our upcoming open homes and explore all it has to offer. For more information, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

More About this Property

Property ID	1QSBF7G
Property Type	House
Land Area	802.7 m²
Including	Air Conditioning Toilets (2) Deck Outdoor Entertaining Workshop Built-in-Robes Fully Fenced

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