







42 Wingham Road, Taree

Taree West Home on 847sqm with Ample Parking

Positioned in a convenient Taree West location, this well-presented home combines comfortable living, generous outdoor space and exceptional convenience. With fresh updates throughout and an impressive 847sqm block, there is plenty here to enjoy, whether you're looking for a family home, a first property or room to accommodate vehicles, hobbies and more.

Inside, the home has been refreshed with new carpet throughout and fresh paint, creating a bright and inviting feel. The crisp white and grey colour scheme is complemented by decorative cornices, adding a touch of character throughout the home.

The generously sized kitchen offers plenty of cupboard and bench space, along with the added convenience of a walk-in pantry. The adjoining dining area provides an easy connection between the kitchen and living spaces, while the bright main living room offers a comfortable place for everyday living, complete with air conditioning and a ceiling fan for year-round comfort.

Adding further flexibility is an additional room adjoining the living space. This versatile room could be used as a second living area,

3 1 3

FOR SALE
NEW PRICE $620,000

VIEW
Sat 7th Nov @ 9:00AM - 9:30AM

AGENTS

Justin Atkins
0417 955 176
jatkins@ljhtaree.com.au

Kelly Sawyer
0421 025 081
ksawyer@ljhtaree.com.au

AGENCY

LJ Hooker Taree
(02) 6552 1133

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

home office, children's space, sitting room or whatever best suits your needs.

There are three comfortable bedrooms, with two featuring ceiling fans and one including built-in storage. The functional main bathroom is conveniently positioned for the bedrooms, while the internal laundry includes the added benefit of a second toilet.

Step outside and the appeal continues. A large covered rear patio provides an excellent space for entertaining or enjoying the outdoors, overlooking the established lawns, gardens and fruit trees. The fully fenced yard offers plenty of room for children, pets, gardens and outdoor activities.

The impressive 847sqm block provides wide and easy access to the extensive carport, single lock-up garage and workshop area. There is an abundance of space for cars, a caravan, boat, trailer and other vehicles, while the expansive carport also provides additional covered parking and storage.

The location is another standout. From here, you can walk to the local primary school in just minutes, stroll to nearby parks and shops, and enjoy easy access to a range of everyday amenities. Taree West Plaza is approximately 800m away, while Bob Nelson Memorial Park and the banks of the
Manning River are around 550m away. Club Taree is approximately 1.3km away, with Taree CBD also just moments from home.

With its sunny north-easterly aspect, brick veneer construction, fresh presentation, generous block and fantastic yard, 42 Wingham Road offers a great opportunity in a highly convenient Taree West position.

We invite you to come and experience this impressive property for yourself at one of our upcoming open homes. Alternatively, for further information or to arrange a private inspection, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

Disclaimer: All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations











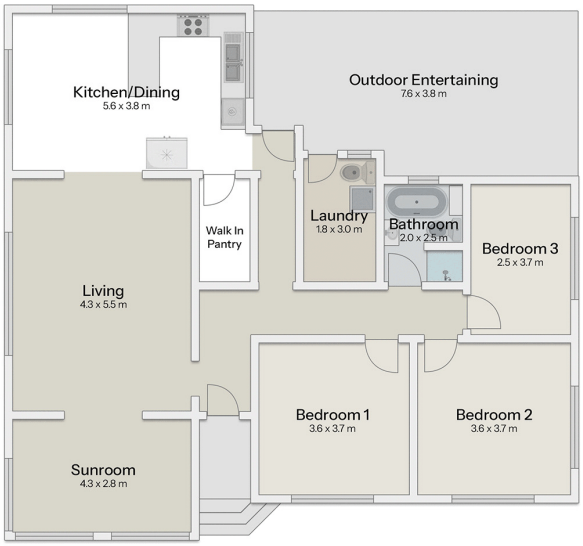
MORE DETAILS

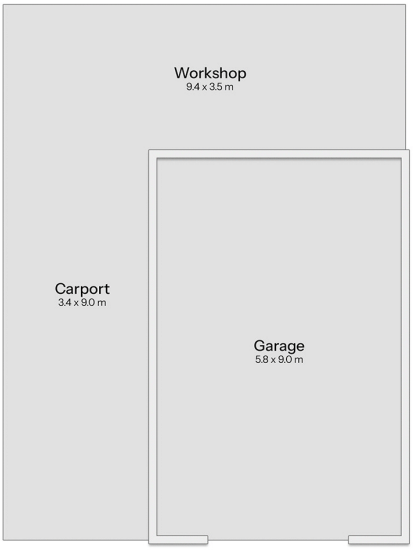
Property ID	1S2PF7G
Property Type	House
Land Area	847 m2
Including	Air Conditioning
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking

Justin Atkins 0417 955 176
Licensed Real Estate Sales Specialist | jatkins@ljhtaree.com.au
Kelly Sawyer 0421 025 081
Executive Assistant to Justin Atkins | ksawyer@ljhtaree.com.au

LJ Hooker Taree (02) 6552 1133
227 Victoria Street, TAREE NSW 2430
taree.ljhooker.com.au | taree@ljhtaree.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.





*Not actual location

42 Wingham Road, Taree

Fixtures and measurements in this floorplan are provided as an approximate guide and for illustrative purposes only.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.