

Taree, 46 Wingham Road

The Perfect First Home or Investment in Taree West

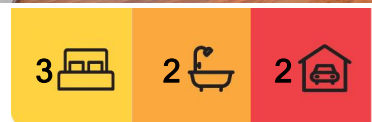
We are thrilled to present to the market this well maintained Taree West property at 46 Wingham Road, offering a perfect blend of thoughtful design and easy living. It's an excellent and affordable choice for first-home buyers, families or astute investors looking for a low-maintenance opportunity.

Take a look through at what this property has to offer:

- Tidy brick and tile design: The solid brick construction is complemented by the recently resurfaced tile roof offering neat street appeal, ensuring a timeless and easy-to-maintain exterior
- Bright and airy living area: The air-conditioned lounge room enjoys a North-East facing aspect, filling the space with natural light and providing a comfortable area to relax
- Flexible living spaces: A dedicated dining room and an additional sitting area provide flexibility for entertaining or creating a second casual living zone



Disclaimer: 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.



For Sale

Price Guide \$520,000 - \$540,000

View

ljhooker.com.au/1R0DF7G

Contact

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LJ Hooker Taree
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- Polished timber floors: Beautiful original hardwood floorboards run throughout the home, adding warmth and character while being easy to maintain
- Spacious bedrooms: All three bedrooms are generously sized, with the master suite featuring a private ensuite bathroom, split system air conditioner, and a walk-in wardrobe for added comfort and convenience
- Central main bathroom: Presented in excellent condition and includes both a shower and a bathtub, catering to families
- Functional kitchen: The well-equipped kitchen boasts a neutral colour scheme, a pantry for additional storage, dishwasher for convenience and a feature skylight that invites plenty of natural sunlight
- Corner block advantage: Situated on a corner block, the property offers side access to a spacious 5.7m x 5.7m double carport, providing undercover parking as well as a garden shed for additional storage
- Charming front porch: The cozy front porch is the perfect place for enjoying a quiet morning coffee
- Easy care yard: The secure and low-maintenance yard is ideal for those seeking a manageable outdoor space, with established gardens that add to the home's appeal

Located just 220m from Taree West Primary School and 1km from Taree West Plaza, this property is positioned for both convenience and lifestyle. It has served as a quality investment property for the current owner, and now the opportunity is here to make it your own.

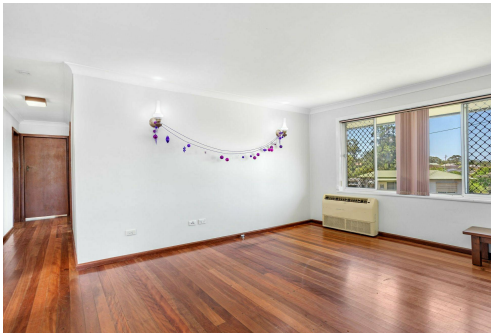
For more information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081. Alternatively, come along and visit us at one of our upcoming open homes to see for yourself this tidy and obtainable property.

More About this Property

Property ID	1R0DF7G
Property Type	House
Land Area	556.4 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

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