



LJ Hooker



1072 Wingham Road, Wingham NSW

This floor plan including future measurements and dimensions are approximate and for illustrative purposes only.



1072 Wingham Road, Wingham

## Serene Rural Outlook with the Convenience of In-Town Living

Welcome to 1072 Wingham Road, an inviting home that's designed for comfortable everyday living. Set just minutes from the Wingham CBD, this appealing property features a practical floor plan that suits a variety of lifestyles. Whether you're entering the market, making a move, or expanding your investment portfolio, this property is well worth your attention.

Enjoy the ease of living close to cafes, shops, schools, Coles Supermarket and Wingham Park, with everything you need just a short drive away. Currently leased at \$500 per week (Expiry July 2025), this property presents a solid investment opportunity while also holding appeal for future owner-occupiers looking to secure a home in a convenient location.

Take a look at some of the extra features of the property...

- Cladded facade and iron roof featuring a sheltered front porch
- As you step inside, you're greeted by an air-conditioned living area filled with natural light, highlighted by decorative stained glass front doors and a ceiling fan for added comfort
- Timber floorboards flow throughout the home, adding warmth and character to each room

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**FOR SALE**  
\$525,000 - \$540,000

**VIEW**  
By Appointment

**AGENTS**  
Justin Atkins  
0417 955 176  
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Jade Hush  
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**AGENCY**  
LJ Hooker Taree  
(02) 6552 1133

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- The living area opens to the dining room, which connects effortlessly to the kitchen, equipped with a freestanding oven and cooktop
- Continue through to the sunroom, ideal for additional storage, with the adjoining laundry room featuring a convenient second toilet
- The property offers three bedrooms including a large master room (4.3m x 3.8m)
- Located centrally to the bedrooms, the bathroom retains its classic style and is well-maintained, providing plenty of space for everyday use
- The property is equipped with solar panels, providing an energy-efficient solution to help reduce electricity costs
- The backyard is fully fenced, with a single carport offering drive-through access to an 8m x 4m Colorbond garage at the rear

Located just 1.2km from the CBD, this property provides exceptional convenience with Wingham High School only 1.9km away and two primary schools within 1.4km, making it perfect for families. Enjoy the privacy of no rear neighbours and the serene outlook over farmland at the back, all set on a generous 777sqm block.

For more information, please contact Justin Atkins on 0417 955 176 or Jade Hush on 0481 764 063 or join us at one of our upcoming open house viewings.

## MORE DETAILS

Property ID	1R9VF7G
Property Type	House
Land Area	777 m2
Including	Air Conditioning Toilets (1) Secure Parking Solar Panels

### Justin Atkins 0417 955 176

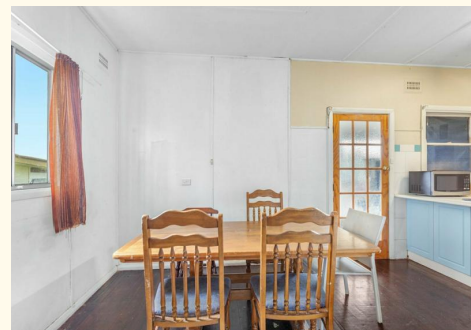
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