



Wingham, 262 Bungay Road

The Ultimate Small Acreage Lifestyle Property in Wingham

What an exceptional opportunity to secure what we deem the epitome of small acreage living. Situated in the boutique township of Wingham, this property harmoniously integrates the charms of a semi-rural lifestyle while only 3.2km away from the CBD. The quality brick construction of this home exemplifies remarkable craftsmanship that would instil pride in any homeowner. Delicately placed upon a 8265 sqm block (approx. 2.04 acres) of scenic land that embraces untouched, lush countryside views, this property boasts a four bedroom expansive family home designed to embrace spaciousness, style and sophistication.

Large windows and glass doors effortlessly infuse the home with a bright and airy



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.

SOLD

4 

3 

7 

1 

For Sale

Offers Invited

View

ljhooker.com.au/1QEZF7G

Contact

Justin Atkins

0417 955 176

jatkins@ljhtaree.com.au

Kelly Sawyer

0421025081

ksawyer@ljhtaree.com.au

LJ Hooker Taree
(02) 6552 1133

ambiance, bathing every corner with natural light. Enhancing the home's charm is a surrounding wrap-around verandah. This residence celebrates an open-plan design that seamlessly integrates the living, kitchen and dining areas, complemented by amenities such as reverse cycle air-conditioning and a grand Saxon wood fireplace, fostering a welcoming and comfortable atmosphere.

Upon stepping into the primary entryway of the home, you'll encounter a meticulously designed, custom-made bar area perfect for entertaining or business meetings. This welcoming space showcases a stone topped island table and built in cabinetry establishing an elegant and stylish functional setting that sets the tone for entertainment and relaxation.

Exceptional shedding and storage facilities are a standout feature of this property. This includes a double Colorbond shed with a bathroom and adjoining 9.6m x 3.9m carport, as well as a three-bay American barn shed with a 8.8m x 4.7m carport. If someone in your family enjoys working with tools, has a passion for cars or needs workshop space, these sheds are a great addition for various family needs and hobbies.

Key features of the property include:

- Equipped with solar panels, offering a sustainable and cost-efficient energy solution
- The kitchen and living areas of this residence feature durable tile flooring, while the rest of the house is fitted with a floating floor, combining both style and functionality for a cohesive and appealing interior design
- Bask in the sprawling countryside views while enjoying the kitchen's generous island breakfast bar, stone benchtops, stainless steel appliances and abundant storage space
- The four spacious bedrooms, each equipped with ceiling fans present comfort and functionality. Among them, three feature built-in storage while the luxurious master bedroom boasts a walk-in wardrobe, air conditioning and an ensuite for added indulgence
- The second living area, or media room offers a versatile space for leisure and entertainment
- A fully renovated stunning main bathroom has been meticulously designed, showcasing a modern aesthetic with a spacious double walk-in shower, dual vanity, luxurious freestanding bathtub, floor-to-ceiling tiles that exude elegance and a separate toilet for added convenience
- The rear verandah creates an ideal outdoor alfresco area offering breathtaking skyline views across the sprawling acres and overlooking the glistening inground pool
- The residence features both town water access and an enviro-cycle septic system

This incredible lifestyle property is perfectly suited for the needs of serene retirees or serves as an ideal forever home for families. Nestled on the outskirts of Wingham, a picturesque riverside region celebrated for its vibrant cultural heritage, abundant locally grown produce, natural rainforests and scenic walking trails, it provides a tranquil living experience intertwined with the farming



LJ Hooker Taree
(02) 6552 1133

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.

landscape. It offers easy accessibility to the town centre where supermarkets, schools, parks and a diverse range of specialty boutique shops and renowned eateries await. Additionally, the CBD of Taree is only 12km away, expanding the spectrum of amenities available.

If you're looking for a remarkable home that truly stands out then look no further as this is sure to tick all the boxes. Call Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information or to arrange a viewing.

Approximate Outgoings:

Mid Coast Council- \$613 per quarter

More About this Property

Property ID	1QEZF7G
Property Type	House
Land Area	8265 m ²
Including	<ul style="list-style-type: none"> Ensuite Study Air Conditioning Toilets (3) Pool Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Solar Panels

Justin Atkins

Licensed Real Estate Sales Specialist | jatkins@ljhtaree.com.au

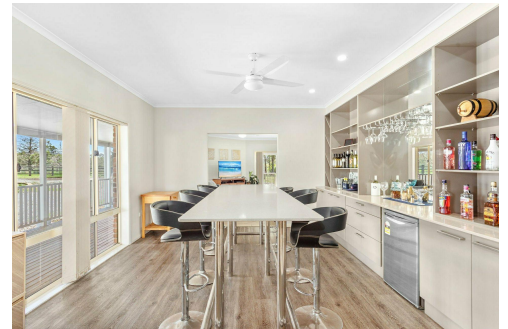
Kelly Sawyer

Sales 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



LJ Hooker Taree
(02) 6552 1133

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.