



## Wingham, 3 Phillip Close

Lifestyle, Space & Convenience &ndash; Just Minutes from Wingham

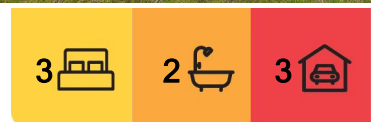
Nestled on 1.3 hectares (approx. 3.2 acres) just minutes from the heart of Wingham, this beautifully positioned property offers the perfect blend of privacy, space, and convenience. Whether you're dreaming of a peaceful rural lifestyle, room for the family to grow, or a small hobby farm, this property has the potential to make it all happen.

Step inside to discover a warm and inviting home featuring three bedrooms, including a self-contained suite with its own ensuite&mdash;ideal for guests, extended family, or as a private retreat. The elevated kitchen and dining area overlooks the spacious living zone, where exposed timber trusses, skylights, and durable slate flooring add a sense of rustic charm and natural light. Comfort is assured year-round with a cosy fireplace and reverse-cycle air conditioning.

Outdoor living is just as impressive, with two covered entertaining areas perfect for relaxing



**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**  
Offers Invited

**View**  
By Appointment

**Contact**  
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or entertaining guests. The grounds are thoughtfully laid out with beautiful gardens, a large dam, and fenced paddocks&mdash;offering flexibility for animals, gardening, or simply enjoying the open space.

A variety of sheds, two garages, and a carport provide ample storage and workspace&mdash;perfect for tradies, hobbyists, or those with toys and tools.

Positioned only 1.5km from the local school and just 4km to Wingham's vibrant CBD, this property gives you room to breathe without sacrificing convenience. With scope to add further value, it's a rare opportunity to secure a lifestyle property so close to town.

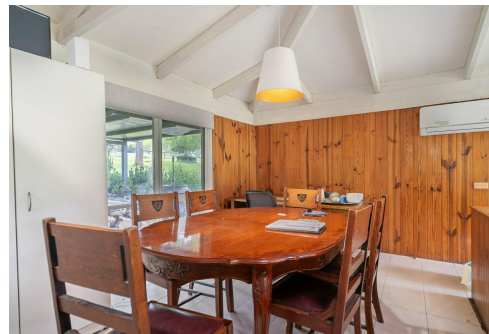
Don't miss your chance&mdash;book your private inspection today. For more information, please contact Cameron Tate on 0437 877 719 or Jade Hush on 0481 764 063 or join us at one of our upcoming open house viewings.

## More About this Property

<b>Property ID</b>	1RAFF7G
<b>Property Type</b>	House
<b>Land Area</b>	1.3 hectare

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