

## Wingham, 4 Ellenora Circuit

Perfectly Positioned Family Home in the Quiet, Desirable Location of Ellenora Circuit

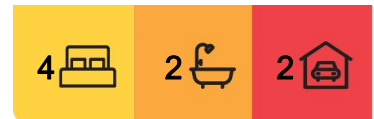
Set on the edge of town, this well-appointed family home delivers both comfort and functionality. Positioned on an elevated 736 sqm block with a picturesque mountain outlook, the property is located alongside one of Wingham's newest estates, surrounded by high-quality new homes. Designed for easy living, the residence features four bedrooms, two bathrooms, a double garage with drive-through access to the rear, and additional side access, ideal for those needing extra parking or storage.

Built with solid construction and well-maintained throughout, this home presents an affordable yet impressive option in today's market. The thoughtfully designed home provides a comfortable and practical space for families, with modern inclusions and a welcoming atmosphere.

Beyond its neat brick and tile roof exterior lies a well-planned, spacious floor plan catering



**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 \$630,000 - \$650,000

**View**

[ljhooker.com.au/1R6QF7G](http://ljhooker.com.au/1R6QF7G)

**Contact**

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to every aspect of daily life. Let's take a look at the property features...

- Step into the welcoming entryway, where durable tiled flooring extends throughout the home, with carpet in the living areas and bedrooms
- Stay comfortable year-round with ducted air conditioning and enjoy the spacious main living area, perfect for everyday living
- Each of the four bedrooms is equipped with built-in storage, offering practical and efficient space
- The master bedroom features a large window that floods the room with natural light and provides direct access to the main bathroom
- The three-way main bathroom is in excellent condition, offering a spacious layout with a shower, separate bath, double vanity, and a toilet
- The open-plan kitchen and dining area features a large U-shaped kitchen, immaculately maintained and offering an abundance of storage and generous bench space, perfect for both meal prep and entertaining
- Step through the sliding door from the kitchen and dining area to a large undercover deck, a partially enclosed outdoor room - a great spot for entertaining guests or enjoying outdoor living
- The laundry room includes a second bathroom, complete with a shower and toilet
- The double lock-up garage features an automatic door opener, drive-through access, and convenient internal entry to the home
- The level backyard is fully fenced for privacy and security, featuring established gardens that enhance the outdoor space
- With side access to the backyard, there's plenty of room for additional storage, parking and outdoor activities

Located just 2.3km from the vibrant Wingham town centre, this home offers easy access to the area's historic charm, stunning natural surroundings, and friendly community atmosphere. With Taree only a short 12km drive away, you'll enjoy convenient access to additional shopping centres, entertainment venues, and larger healthcare facilities, making it an ideal location for those seeking both convenience and a relaxed lifestyle.

Wingham itself is a picturesque township, where everything you need is close by, including local butchers, grocers, cafes, and boutique shops. Coles Supermarket is nearby, as well as the local public school just around the corner and the high school 3.3km away. Known for its locally grown produce, natural rainforest, walking trails, and deep farming ties, Wingham is a riverside community with a rich cultural heritage.

This property presents a fantastic opportunity in the Wingham area, and we're sure you'll agree. Join us at one of the upcoming open homes or contact Justin Atkins on 0417 955 176 or Jade Hush on 0481 764 063 for more information.



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## More About this Property

<b>Property ID</b>	1R6QF7G
<b>Property Type</b>	House
<b>Land Area</b>	736.4 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

### Justin Atkins 0417 955 176

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