



42 Rouse Street, Wingham

Corner Block Opportunity in Charming Wingham

Located in the charming riverside township of Wingham, 42 Rouse Street is set on a generous 1,056sqm corner block, offering a fantastic opportunity for first home buyers, families, or investors looking for a property with character and potential. This classic weatherboard and tile home blends timeless charm with practical living spaces, while also presenting a great opportunity to add further value. With scope for cosmetic updates, personal touches, or future improvements, buyers have the chance to enhance the home over time and make it their own.

The home features four well-sized bedrooms, two with built-in cabinetry and three with ceiling fans for year-round comfort. Timber floorboards run throughout the bedrooms, adding warmth and a welcoming atmosphere. The main bathroom includes a bath, shower, and vanity, while the laundry is conveniently located near the rear door, with a centrally positioned toilet for easy access from the main living areas.

The lounge and dining areas retain their original carpet, which remains in very good condition. The dining room is fitted with air conditioning, helping to maintain a comfortable environment year-

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FOR SALE
\$630,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

round, while the home is also connected to high-speed NBN for reliable internet. The kitchen features timber flooring, ample storage, a new free-standing stove, and a functional built-in seating nook with hidden storage, perfect for casual dining or relaxed breakfasts.

Outside, the property offers a separate studio/garage with electricity and its own carport, providing a versatile space for a workshop, creative studio, or additional storage. The large corner block offers plenty of outdoor space for gardens, entertaining, or future expansion. The property also presents potential subdivision opportunities (subject to council approval), making it an appealing option for investors or those seeking future development possibilities.

Wingham is a growing township located close to the expanding Taree city centre, offering an attractive balance of lifestyle and investment potential. Surrounded by scenic rivers and mountain landscapes, the area provides a relaxed lifestyle while still offering convenient amenities, including primary and secondary schools and a local train station. Wingham Train Station is located on the NSW Train Link rail line connecting Sydney and Brisbane.

Another highlight is the relaxed lifestyle on offer, with boutique cafe's, antique shopping, and a welcoming community atmosphere. The region is also popular for fishing and outdoor recreation and is approximately 25-30 minutes inland from the coast.

Positioned on elevated ground well above flood-prone areas, the home is currently vacant and has been freshly repainted internally throughout, ready for its new owners to move in and enjoy. For investors, the home has an estimated rental return of approximately \$530 - \$550 per week, offering a solid income stream and appealing potential for those looking to secure a well-located investment property.

Combining space, character, and exciting potential, 42 Rouse Street presents an excellent prospect. Perfect for families, first home buyers, or investors, this property offers flexibility, lifestyle, and future possibilities in one of Wingham's most charming streets.

Properties like this are rare - contact Sacha Fraser on 0431 183 617 or Jade Hush on 0481 764 063 to book your private inspection, or come along to one of our upcoming open homes.

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MORE DETAILS

Property ID 1RURF7G
Property Type House
Land Area 1056 m2
Including Air Conditioning
Deck
Floorboards
Workshop
Built-in-Robes
Secure Parking

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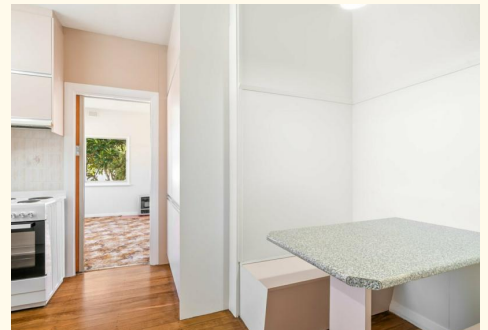
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