

LJ Hooker



44 Lambert Street, Wingham NSW

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

Wingham, 44 Lambert Street

Value Packed Family Home or Investment in Lovely Lambert Street

LJ Hooker Taree are thrilled to introduce 44 Lambert Street, Wingham to the market. This delightful four-bedroom, two-bathroom family home boasts a sturdy rendered brick construction promising long term durability, all set on a desirable and spacious corner block. With affordability in mind it offers great value, making it a suitable choice for first home buyers entering the market, growing families or investors. Balancing practicality with ample space, this well-maintained residence presents an excellent opportunity in today's property market.

Beyond its neat and tidy exterior lies a thoughtfully designed floor plan catering to every aspect of daily life. Let's take a look at the property features...

- Nestled on a 617sqm block, this property is securely fenced and provides the added benefit of side access, complemented by a spacious 7.9 x 5.9m (approx.) double



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.

4

2

2

For Sale
Offers Invited

View
ljhooker.com.au/1QS9F7G

Contact
Justin Atkins
0417 955 176
jatkins@ljhtaree.com.au
Kelly Sawyer
0421025081
ksawyer@ljhtaree.com.au

LJ Hooker Taree
(02) 6552 1133

Colorbond shed

- Upon stepping inside, you'll discover an inviting living room adorned with a warm wood fireplace and equipped with reverse cycle air-conditioning for comfort
- Four well-proportioned bedrooms, two equipped with built-in wardrobes and ceiling fans in each
- The spacious master bedroom, complete with a study nook, featuring reverse cycle air conditioning, ceiling fan and a private ensuite bathroom for added comfort and convenience
- Expansive galley style kitchen offering abundant benchtop space and ample storage, complemented by an adjoining dining area, featuring a sliding door that leads to a large outdoor timber deck as an entertaining area
- Centrally positioned main bathroom servicing the three bedrooms with a separate toilet for ease of use
- For families with children, this home is located just 2.1km from Wingham Public School, 1.6km from St Joseph's Primary School and 2.3km from Wingham High School
- Currently used as an investment for the owner, the property is currently returning \$490 per week to excellent long term tenants

Located only 1.4km from the vibrant Wingham town centre, well known for its historic charm, stunning natural surroundings and friendly community atmosphere. Just a short 13km drive from Taree, where you will benefit from easy access to additional shopping centres, entertainment venues and larger healthcare facilities.

Whether you're a first time homebuyer, a family seeking a new home or an investor looking to expand your portfolio, this property presents an exceptional opportunity to enter into the popular Wingham market. For more information please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

More About this Property

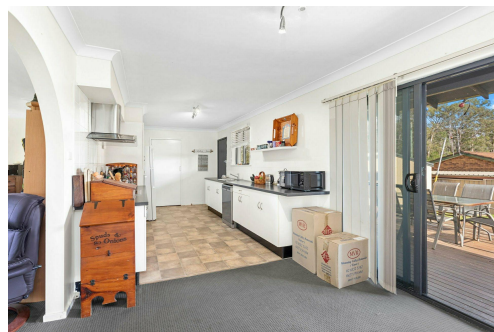
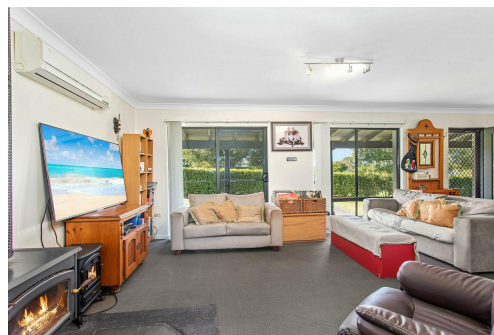
Property ID	1QS9F7G
Property Type	House
Land Area	671 m ²
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

Justin Atkins 0417 955 176
Licensed Real Estate Sales Specialist | jatkins@ljhtaree.com.au
Kelly Sawyer 0421025081
Executive 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



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.



LJ Hooker Taree
(02) 6552 1133



44 Lambert Street, Wingham NSW

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