

## Wingham, 2/28 Campbell Street

### Your Perfect Duplex Villa Awaits

Situated in an excellent location just moments from Wingham's vibrant town centre, this well presented ground-floor duplex villa combines affordability, comfort and convenience. Designed for low maintenance living, it's an ideal choice for a variety of lifestyles, whether you're looking to downsize with ease, invest in a property with solid rental potential or take your first step into the housing market.

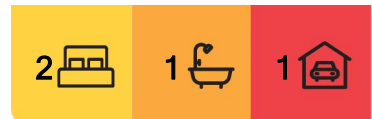
This level and easy-care home offers an unexpected sense of space and practicality, making it a standout option for those seeking style and functionality.

Let's explore the quality features of this property...

- Enjoy the comfort of an open-plan living, kitchen and dining area, thoughtfully designed to create a seamless flow. This versatile space is enhanced by a split-system air conditioner and a ceiling fan, ensuring year-round comfort



**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 \$450,000 - \$465,000

**View**

[ljhooker.com.au/1QZPF7G](http://ljhooker.com.au/1QZPF7G)

**Contact**

**Justin Atkins**

0417 955 176

[jatkins@ljhtaree.com.au](mailto:jatkins@ljhtaree.com.au)

**Kelly Sawyer**

0421 025 081

[ksawyer@ljhtaree.com.au](mailto:ksawyer@ljhtaree.com.au)

**LJ Hooker Taree**  
**(02) 6552 1133**

- Recently updated with new flooring and LED lighting, this home radiates a fresh, modern appeal. Complemented by elegant white plantation shutters, neutral colour tones and a bright, airy atmosphere, the space feels both inviting and contemporary, perfect for creating your ideal living environment
- The well-appointed kitchen offers ample space and functionality, featuring an electric upright stove and abundant cupboard storage.
- From the living area, step through the sliding door onto the back timber deck, where you'll be greeted by a beautifully maintained, generously sized private backyard, offering a peaceful outdoor retreat
- Two very spacious bedrooms, each featuring air conditioning, ceiling fans and built-in wardrobes for added comfort and storage
- Immaculate bathroom with a shower, vanity and bathtub, complemented by a separate toilet for added convenience
- The adjacent laundry offers an external door for easy access
- Equipped with solar hot water and solar panels, this property offers energy efficient solutions that help reduce utility costs while contributing to a more sustainable lifestyle
- The property includes a single garage with internal access and remote door, offering added security

Situated just 1km from Wingham Golf Club, the property offers easy access to recreational activities, nestled in a quiet and serene landscape. It's also only 1.4km from the town centre, renowned for its historic charm, beautiful natural surroundings and a welcoming community atmosphere. In addition, a short 13km drive takes you to Taree, where you'll find a wide range of Shopping Centres, entertainment options and larger healthcare facilities, providing everything you need for a comfortable lifestyle.

With only two villas on the block as part of this duplex, opportunities like this are rare and not often available. This is a chance you won't want to miss. For more details or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081. Alternatively, call in and visit us at one of our upcoming open homes. We look forward to seeing you there!



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## More About this Property

<b>Property ID</b>	1QZPF7G
<b>Property Type</b>	Unit
<b>Land Area</b>	285 m2
<b>Including</b>	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

### Justin Atkins 0417 955 176

Licensed Real Estate Sales Specialist | [jatkins@ljhtaree.com.au](mailto:jatkins@ljhtaree.com.au)

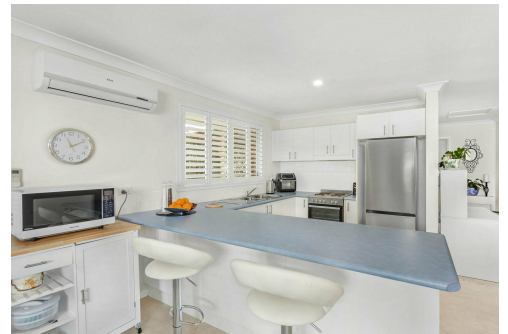
### Kelly Sawyer 0421 025 081

Executive Assistant to Justin Atkins | [ksawyer@ljhtaree.com.au](mailto:ksawyer@ljhtaree.com.au)

### LJ Hooker Taree (02) 6552 1133

227 Victoria Street, TAREE NSW 2430

[taree.ljhooker.com.au](http://taree.ljhooker.com.au) | [taree@ljhtaree.com.au](mailto:taree@ljhtaree.com.au)



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