

36 Stockyard Circuit, Wingham, NSW 2429



House For Sale

Friday, 19 January 2024

36 Stockyard Circuit, Wingham, NSW 2429

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 739 m2

Type: House



Troy Loretan
0265510999

Price Guide \$495,000

Lovely, neat and tidy homes like this one don't come along every day in this price bracket! Located in a hugely popular elevated part of Wingham this super tidy brick and tiled roof home enjoys a terrific outlook along with cooling summer breezes through the front door. Although an elevated part of town this property provides excellent access for all ages as it has easy access from the rear of the home for the elderly or those with impaired mobility. If you are a young first home buyer, astute investor or coming in from out of town to downsize this Stockyard Circuit home deserves your attention. Features include:-

- Spotless presentation both inside and out. Low maintenance brick veneer and tiled roof construction.
- Three well sized bedrooms, two have fitted robes, all have ceiling fans and the master sports a split system air conditioner. Open the front windows here on a summers night and enjoy the cool north easterly breeze.
- Spacious living room has a split system air conditioner and again a lovely outlook out over town.
- Dining area adjacent the lovely kitchen which offers a dishwasher, under bench oven, ceramic cook top and rangehood.
- Well designed main bathroom has a shower plus a separate toilet. Internal laundry.
- HUGE fully covered rear verandah makes for a perfect outdoor entertaining area. Ideal for kids and adults to unwind or maybe dry your washing on those wet days.
- Very handy two car carport in the rear yard enjoying easy vehicle access from the side of the home and third carport. Loads of concrete driveway provides easy all weather access for cars.
- NBN internet connected. Money saving solar panel system already installed on the roof.
- Well fenced rear yard ensuring safety for younger children and family pets.
- For investors a rental return of \$440 to \$455 per week could be achieved in the current market. Like the old saying goes, 'he who hesitates has lost' so move quickly to arrange for your inspection of this charming home sitting proudly in one of Wingham's most popular neighbourhoods.