



WINGHAM NSW 2429

MAGNIFICENT ACREAGE WITH QUALITY IMPROVEMENTS

18.21 hectares, 45.00 acres

Rarely does a chance come buy to secure a property of this nature right on the door step of town. Located within an easy 4 minute drive from the centre of Wingham this impressive 45 acre holding is sure to impress those buyers searching for an extremely fertile property that offers the chance to live in luxurious surrounds.

The Residence -

- Elevated yet level four bedroom homestead style residence with wrap around verandahs.
- Spacious formal and casual living rooms, quality granite bench top kitchen, air conditioning, high ceilings throughout.
- Main bathroom has spa, sep shower, twin vanity & sep toilet.
- All bedrooms have b/in robes, master b/r enjoys a generous ensuite & walk in robe. Separate study / home office.
- Two car garage adjoins the home plus storage room and large second laundry.

TYPE: Sold

INTERNET ID: 19951575

SALE DETAILS

\$995,000

CONTACT DETAILS

Elders Real Estate Taree

199 Victoria Street

Taree, NSW

02 6551 0999

Troy Loretan

0400 530 269

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Impressive resort style salt water pool has a gazebo & large pool yard area. Rear of house and pool yard area overlooks the acreage.
- Town water connected, weekly garbage collection, daily mail, school bus pick up & drop off close by.

The Acreage -

- 45 Acres in total area of with approx 30 acres consisting of highly fertile flats fronting the renowned Dingo Creek. An irrigation permit is in place and power supplied to a pump site.
- Use the flats for intensive pasture production or strip graze cattle to your hearts content.
- Gently undulating ridges provide grazing with kikuyu & native grasses making the balance of the property.
- Beautifully fenced with internal paddocks & off stream watering systems in place.
- Excellent steel stock yards with concrete loading race, crush, head bail etc.
- Hay / machinery shed located near the flats - ideal for feed storage.
- Large secure colorbond machinery shed has workers bathroom & power connected.

Location -

- Situated only 3 ½ hours north of Sydney and just 25 mins from the Pacific Highway.
- Taree airport & main Sydney to Brisbane train line just minutes away.
- Wingham offers public & private schools, all shopping and medical services. Manning Base Hospital just 20 mins drive away in the regional centre of Taree.

The photographs of this fine property are impressive enough but to gain a true feel and appreciation of this property your inspection is warmly invited. Call Troy Loretan on 0400 530269 or (02) 65510999 to arrange for your private viewing.

- Land Area 18.210854 hectares
- Bedrooms: 4
- Bathrooms: 2



PROPERTY OVERVIEW

Yards	Sheep, Cattle, Other
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HOMESTEAD

Bedrooms	4
Bathrooms	2





