



## 10 Queen Street , WINGHAM, NSW 2429

### HUGE IN TOWN BLOCK WITH ENDLESS OPTIONS

Located within a short distance from the CBD of Wingham this impressive residential property offers a massive 2020 square metre (nearly half acre) fully serviced block fronting on to Queen Street. This property is nearly three times the size of the average house block found within the Manning Valley.

If you are hunting for a larger than normal back yard so you can build the shed of your dreams and a pool for the kids your time won't be wasted looking here. On the other hand, if you are a savvy investor and hope to find an income producing property that may well have the ability to create multiple income streams from the one piece of land this rare offering also deserves your attention.

#### Features

Extremely neat and tidy three bedroom brick veneer family home with a tiled roof. Beautifully maintained and presents very well from head to toe.

Two generous living rooms both with air conditioners. Formal dining room adjoins the modern well designed kitchen.

Two of the three bedrooms have fitted robes. Master bedroom has air con, all three bedrooms have ceiling fans.

**TYPE:** Sold

**INTERNET ID:** 93P1810

#### SALE DETAILS

**\$615,000**

#### CONTACT DETAILS

**Troy Loretan**  
0400 530 269

Bathroom offers shower with separate bath & separate toilet.

Elevated front verandah offers a great spot to relax outside in the sunshine.

Single car garage with a large workshop area under the home. Single carport adjoins the home.

Miles of space between the home and the northern boundary line to drive all types of vehicles into the rear yard.

Free standing workshop / garden shed in the rear yard. Established gardens.

Make no mistake, your use of the gigantic rear yard is only limited by your imagination. Council plans of this property suggest that there are no restrictive easements across the block which will aid in the possibility of further development such as a battle axe type subdivision, dual occupancy, granny flat etc (subject to council approval). The natural fall of the land to the street makes for easier sewer and storm water drainage from any possible works at the rear of the property (all subject to council approval).

This unique offering will allow a prudent purchaser to think outside of the box. Think perhaps a dual or triple income property if another residence or duplex development was permitted to be built toward the rear of the land. Maybe you really just want the extra ground to build your shed and keep your boat / caravan or 'boys toys' off the street.

Move quickly here, homes on land of this size right in the heart of town do not present themselves to market very often.

- Land Area 2,020.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport





