



## 9 Blue Gum Avenue, WINGHAM, NSW 2429

### Brick & Tile Classic In A Terrific Neighbourhood

Boasting solid bones and classic brick and tile construction, 9 Blue Gum Avenue presents a fantastic opportunity for first home buyers, growing families, or savvy investors looking to secure a reliable property in a popular and established pocket of Wingham.

Step inside to a generously sized living room that immediately feels like home. This welcoming space is equipped with air-conditioning and dual ceiling fans to ensure your comfort year-round. From here, the layout flows through to an open kitchen and dining area, perfect for family living.

Tucked away down the hallway for privacy are three well-proportioned bedrooms. Bedrooms one and two feature convenient built-in robes, while the third bedroom includes a large freestanding wardrobe.

The central family bathroom is practically designed along with a large wall to wall vanity, and the added convenience of a separate toilet.

Outside, the property continues to deliver. A side driveway provides easy access to a

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**TYPE:** For Sale

**INTERNET ID:** 93P2421

**SALE DETAILS**

**\$569,000**

**CONTACT DETAILS**

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**Troy Loretan**

0400 530 269

secure double garage, offering plenty of room for vehicles and a workshop.

The spacious backyard provides a blank canvas and plenty of green grass for the kids and pets to run around and play.

#### Property Highlights:

**Solid Construction:** Classic, sturdy brick and tile build.

**Comfortable Living:** Spacious lounge with A/C, two ceiling fans, and immaculately kept original wallpaper.

**Functional Kitchen:** Freestanding electric oven/cooktop, great storage, laminate benchtops and a built-in pantry.

**Three Bedrooms:** Built-in wardrobes in beds 1 & 2; large freestanding wardrobe in bed 3.

**Family Bathroom:** Shower/bath combo, expansive vanity, and a separate toilet.

**Outdoor Space:** Side driveway access to a double garage and a sprawling, kid-friendly backyard.

Expected rental return of \$520 per week for investors

Blue Gum Avenue is one of those streets where the kids can ride their bikes and play without being on a busy main road. Just around the corner is a large council maintained park for ball games etc.

With its sturdy foundation, functional layout, and fantastic yard, this Wingham gem is ready for its next chapter.

We warmly invite you to call Troy Loretan on 0400 530 269 to arrange your private inspection of this impressive property.

#### Agents' Interest Declared

\*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice regarding any advertised property or its information.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating, Openable Windows

- Land Area 722.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.