

197 Ungarie Road, West Wyalong, NSW, 2671

Sold House

Thursday, 12 December 2024



Miller & James
Real Estate

197 Ungarie Road, West Wyalong, NSW, 2671

Bedrooms: 4

Bathrooms: 2

Type: House

Rural Escape On The Edge Of Town

As you approach this 25 acre property, a blue rock driveway and white front fencing create an inviting entrance. Situated a short drive from West Wyalong, you'll enjoy the best of both worlds - the peace of rural living and the convenience of town amenities. What makes the property particularly enticing is its potential for rezoning to R5 with a minimum lot size of 2 hectares, offering a promising investment opportunity for potential sub - division or development.

The charming weatherboard home features 4 bedrooms, including an ensuite and walk-in wardrobe in the main bedroom, as well as an additional shower and toilet in the laundry. The heart of this residence is the modern kitchen, equipped with a gas cook top, electric oven and dishwasher. Two spacious lounge-rooms provide ample living space, and a large enclosed rear verandah offers the perfect place for entertaining guests or soaking up the sun with an afternoon cup of tea.

Stay comfortable all year-round with ducted evaporative cooling throughout, two split systems, and a wood heater for those cosy winter nights. Town water is conveniently connected as well as there being 3 x 5000 gallon water tanks, ensuring a reliable and plentiful water supply.

A total of 9 sheds can be located on the property. This includes work-sheds, horse stables, machinery sheds, and a garage, providing storage and workshop space for your hobbies or projects. Boundary fencing is in good condition, offering security and peace of mind. Steel sheep/cattle yards can be located at the rear of the property.

The well maintained and developed gardens that surround the house add to the property's overall appeal. This acreage offers the perfect blend of rural living and investment potential. Whether you are looking to enjoy a peaceful lifestyle or explore the prospects of rezoning and development, this property has something special to offer.

Don't miss out on the opportunity to make it yours. For more information or to schedule a viewing, contact Abbey Wiencke today on 0487 359 328.