

**45 Marulan Street, Wingello, NSW, 2579**



**House For Sale**

Wednesday, 15 January 2025

45 Marulan Street, Wingello, NSW, 2579

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **An Enticing Promise for the Future – 4.94 Acres with Subdivision Potential**

Abundant in opportunity and future potential, this original brick & tile home is full of endearing character & is placed amid a sprawling 4.94 acre parcel. Very well presented, it's extremely comfortable interiors exude a welcoming ambience, with just a few modern updates sure to achieve a big transformation. With two living spaces & four bedrooms, families will be easily catered to here, and the lifestyle on offer will appeal to those wanting to give their children a more authentic taste of country living.

The size of the land also lends itself to subdivision (STCA) & is certainly worth exploring as a means of securing your financial future. Yet, if the thought of keeping a pony or two, creating a thriving vegetable garden & enjoying freshly laid eggs from your own chickens is more what you envisage, there's no denying this property can deliver – in fact, it can deliver both options!

- Timber raked ceilings adorn the spacious living room, which also features a slow combustion fireplace
- Second sitting area and dining room complement the main living room
- Large kitchen includes an electric cooktop, and incorporates vast cupboard & bench space
- Four good-sized bedrooms, each with built-ins, plus an original bathroom, separate w/c & an ensuite to the master
- Ceiling fans & split system reverse cycle a/c units provide year-round seasonal comfort
- A veranda wraps around the home, with a covered patio ideal for outdoor entertaining
- Oversized double garage, with two stables attached & two storage rooms, as well as plenty of additional shedding

Blissfully serene & private, you'll love the feeling of calm that will embrace you here, while also having the local shop, school and train station close by – not to mention horse riding, cycling & hiking trails on your doorstep. With the Hume Highway just 7km away (approx.), the larger Highland's towns, Sydney & Canberra will all be easily accessible.

For more information, please contact Alex Watanabe on 0400 687 551

Disclaimer: While we make every effort to ensure that the information we provide is correct and up to date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.