

## "Cantali" 126 Aberbaldie Rd, Walcha, NSW 2354

\$1,600,000

Lifestyle 4  1 



### A Rare Lifestyle Holding

Lifestyle Acreage on the Edge of Town - Quality Home, Infrastructure & Subdivision Potential

Positioned on approximately 17 acres (6.88 hectares) on the fringe of Walcha, "Cantali" presents an outstanding lifestyle opportunity combining quality rural living, extensive infrastructure, and future potential. Enjoying a peaceful setting while being just minutes from Walcha township and within easy reach of Armidale and Tamworth, the property is ideally suited to horse enthusiasts, hobby farmers, or families seeking space, privacy, and convenience.

Privately located at the end of a tree-lined driveway, the renovated four-bedroom residence is elevated to capture sweeping views across the valley and towards town. Surrounded by established gardens, manicured lawns, and protective hedging in a fully enclosed house yard, the home offers comfortable, practical family living with scope for further enhancement.

Zoned as three lots on one title, with established access in place, "Cantali" also offers future subdivision potential, adding long-term appeal and opportunity. Lot 1 comprises approximately 7 acres, while Lots 2 and 3 each span 5 acres.

The cottage-style home features four generous bedrooms with built-in robes, open-plan kitchen and dining, wood heating, split-system air conditioning, an enclosed sunroom, a functional entry/mudroom and outdoor entertainment area. Recent improvements include fresh internal painting, new timber flooring in the living areas and carpet in the bedrooms and new external roofing.

Additional amenities include a garden shed, dedicated dog enclosure, a large chook house, greenhouse, five raised vegetable beds along with productive fruit trees such as fig, cherry, apple and nectarine to further enhance this versatile holding.

Sustainability and connectivity are well catered for with 27 solar panels with a 10kW supply, mains power, Starlink, NBN Sky Muster and reliable mobile coverage.

The property is exceptionally well set up for self-sufficiency and equine use. Boasting a two-bay car shed with workshop, additional two-bay powered storage shed, 18m x 12m machinery shed, stable complex, foaling facilities, dedicated tack area, electric fencing, flood lighting and a horse wash bay. The property is divided into three main paddocks with secure fencing, a dedicated station paddock with weather shelter and two smaller horse paddocks provide additional flexibility. The native pastures have a history of super fertilisation and strong weed management.

Water infrastructure is comprehensive, with rainwater tanks for the home/domestic use, bore supply, multiple large back-up storage tanks, dam, and troughs across all paddocks, ensuring year-round reliability.

A rare, well developed and tightly held offering so close to Walcha, "Cantali" delivers lifestyle, functionality, and future opportunity in one exceptional package. To arrange a private inspection or for further information, please contact Troy Davey on 0427 157 557.

**Open for Inspection**

By Appointment.

#### Listed By

Jenah Davis

Mobile: 0409511913



Listing Number: 3531227