Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"Langleigh 14503 Thunderbolts Way, Walcha, NSW 2354

Contact Agent - Offers Over $2.7m

Other 3 2 5















Motivated Vendor - All Reasonable Offers Considered

"Langleigh" is a tightly held 35.51 hectare rural lifestyle estate just minutes from Walcha, offering a blend of productivity, convenience and high quality living. The property features an architect designed residence set among elevated, manicured gardens with sweeping valley views, complemented by prime pastures, strong water security and excellent infrastructure. With approximately 30 hectares recently re sown to high performance fescue and the capacity to run around 60 head of cattle, the estate suits grazing, equine pursuits or premium rural living. Its proximity to Walcha, and easy access to Armidale and Tamworth, makes it a genuine turn key holding.

Open for Inspection

By Appointment.

Residence & Gardens: The home sits within a secure, elevated garden setting and is accessed by a picturesque tree lined driveway. A welcoming internal courtyard leads into spacious, light filled interiors featuring quality finishes and seamless indoor outdoor living. The master suite provides rural views, a new walk in robe and a luxury ensuite, while additional bedrooms share a functional main bathroom. A large open plan kitchen and living area, formal dining room with fireplace and multiple additional living spaces offer refined comfort and versatility.

Utility & Garaging: A well appointed laundry with ample storage and a third toilet provides easy outdoor access, and a new hot water system has been installed. The double garage includes automatic roller doors, a cool room and internal access through a practical tiled mudroom.

Land, Pastures & Grazing: The holding offers 35.51 hectares of productive grazing land, with most of the arable area newly sown to fescue pastures and supported by a strong fertiliser history. Divided into three main paddocks with natural shelter, the property can comfortably carry around 60 head of cattle.

Infrastructure & Improvements: Infrastructure is of a high standard and includes a large machinery shed with power and solar, well designed steel cattle yards with a new loading ramp, brand new internal fencing with electric energiser and excellent boundary fencing. A new cattle rail entrance and re gravelled driveway enhance access and presentation.

Water Security: Water is a standout feature, with a high capacity bore supplying five troughs via poly piping and a header tank. The property also includes a large dam and a creek, with the dam supplying the gardens. House water is secured by two 22,000 litre rainwater tanks.

Location & Accessibility: Located only 2 kilometres from Walcha, the estate offers quick access to local services while retaining a peaceful rural setting. Armidale and Tamworth are within easy driving distance for airports, retail and specialist services.

Listed By
Jenah Davis

Mobile: 0409511913

Listing Number: 3526727

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.