Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

105s Derby St, Walcha, NSW 2354

$850,000

Cropping 3 1















Equine Lifestyle Delight ~ 12 acres of Endless Possibilities

Open for Inspection

By Appointment.

Conveniently located within the township of Walcha we present the rare opportunity to secure a recently renovated 3 bedroom cottage situated on 12 acres of fertile river flats.
This small acreage lifestyle block would be perfect for the hobby farmer or horse enthusiast.
The home features three tidy bedrooms, with built-in wardrobes. The renovated bathroom includes a modern shower and separate built-in bathtub. There are two separate toilets for extra convenience.
A key highlight of the modern vibrant kitchen is its functionality and abundance of storage, equipped with an induction cooktop, electric oven and dishwasher. Generous bench space for food preparation and a breakfast bar for a second dining area.
The kitchen opens out to a large undercover outdoor living area ideal for entertaining. The rural outlook over the Apsley River is perfect in all seasons with the protection of adjustable, clear weather shield blinds. Cosy living and dining area has been freshly painted and fitted with easy clean timber like flooring. The reverse cycle air conditioner in the family room ensures comfort no matter the season, whilst the wood heater provides additional heating. The house yard is fully fenced with an easy to maintain yard.

A large 5 bay shed which contains a 2-bay cement floor workshop with electricity and lockable roller door access. An additional storage shed and undercover carport provides ample storage facilities. The remaining space has been converted into 5 horse stables & fenced into functionally sized horse paddocks with a laneway system and four animal weather shelters.
Situated within easy walking distance to the Walcha CBD along cement foot paths and the local school bus stop at the front door. The productive 12 acres has endless opportunities with an irrigation licence from the Apsley River.

To arrange your viewing and secure your chance to own this property, do not let this rare opportunity pass you by - act now!

• Council rates approx. $2,793.60 p/a

Listed By
Jenah Davis

Mobile: 0409511913

Listing Number: 3486144

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.