

155 Falls Rd, Wellington, NSW 2820

House 5  3  3 

For sale now or by forthcoming  
online auction



## Historic Soul, Modern Opportunity on acres

Positioned near the Macquarie River this 13.5 acre (approx) property delivers a compelling mix of history, character and untapped potential all within 3km of the Wellington CBD.

Evolving over time into the unique residence it is today, the home proudly showcases original features including pressed metal ceilings, open fireplaces and polished timber floors—each element adding to its enduring story.

Offering the perfect canvas for enhancement, the home invites a thoughtful refresh to further highlight its charm and bring out its full potential.

A flexible floor plan allows for up to five bedrooms and three bathrooms within the existing footprint, complemented by a self-contained section ideal for extended family, guest accommodation or additional income potential.

Upstairs, two generously sized bedrooms await, one enjoying direct access to the upper balcony—an ideal vantage point to take in the elevated outlook across the property.

The contemporary kitchen is well-equipped with a gas cooktop, stainless steel exhaust, electric wall oven and dishwasher, while an original slow combustion cooker remains as a nod to the home's heritage.

Character and comfort continue through the spacious bathroom areas, each reflecting a blend of classic style and practical design.

Set on fertile land with excellent paddock potential, the grounds provide a solid foundation for those looking to re-imagine and enhance the gardens into something truly special.

A standout addition is the American barn-style shed, while the separate triple garage presents an opportunity for further improvement.

With town water connected and a location that balances lifestyle acreage with everyday convenience, this is a true hidden gem—ready for its next chapter with a new owner to unlock its full potential.

For sale now or by forthcoming online auction with further details available by contacting Gary Francis on 0428 459 830

### Listed By

Gary Francis  
Phone: (02) 6845 1222  
Mobile: 0428 459 830

**Open for Inspection**

By Appointment.

