**Davidson Cameron & Co**
174 Conadilly Street,
Gunnedah NSW 2380

**44 Maria St, Wallabadah, NSW 2343** **Sold - $400,000**

House 2 1 2









# The Good Life Awaits

Character Cottage in Wonderful Wallabadah

Hidden behind a charming picket fence and framed by established trees, this delightful cottage offers a wonderful opportunity to embrace a slower, more rewarding way of life.

**Open for Inspection**

By Appointment.

Set on approximately 3588m² of fertile, level land in the peaceful village of Wallabadah, this character-filled home is believed to be around 100 years old and is bursting with charm, history, and potential. Whether you're dreaming of a country escape, a productive garden, a place to keep chickens, or simply a quieter pace of life, this unique property delivers the lifestyle many dream about.

The flexible floorplan can be easily adapted to suit a variety of living arrangements and personal preferences.
Quirky, welcoming, and full of personality, the cottage provides the perfect canvas to create your ideal country retreat.
Outside, there is ample space for vegetable gardens, fruit trees, chickens, and year-round outdoor living. Gardeners, hobby farmers, and anyone seeking a more self-sufficient lifestyle will appreciate the fertile soil and manageable block size. The property is fully fenced and includes convenient side access.
Perfectly positioned, Wallabadah offers country tranquillity without sacrificing accessibility:

• Approximately 54 km to Tamworth
• Approximately 228 km to Newcastle
• Approximately 250 km to Central Coast
Approximately 358 km Sydney

All locations via an easy drive along the New England Highway.

Adding further appeal, the property sits across multiple titles, presenting future possibilities for subdivision or development (subject to council approval).
Whether you're looking for a peaceful tree-change, an investment with potential, or a charming cottage to call home, this property offers an exceptional opportunity to secure a slice of country life.

Auction: 8 August 2026

**Listed By**
Jenah Davis

Mobile: 0409511913

Listing Number: 3540915

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.