



878 Wallanbah Road, Wallanbah via, GLOUCESTER, NSW 2422

Your Hobby Farm Lifestyle Awaits

3.24 hectares, 8.00 acres

Perfectly positioned on 8 acres, this classic farmhouse in beautiful Wallanbah is waiting to welcome you in.

Upon arrival, the winding driveway leads you in, where you will pass by the undulating pastures, mature trees and ornamental gardens, to arrive at this lovely home.

Stepping from the private courtyard inside, you are greeted with country meets modern style and a home that has been lovingly renovated, creating a comfortable yet stylish living zone.

The spacious living and dining area is open plan and leads to the fresh all-white kitchen, with island breakfast bar, enjoying rural landscape views.

High ceilings, large windows and glass doors created a light and airy atmosphere. The wood fire, rc air con and ceiling fans mean comfort all year round.

TYPE: For Sale

INTERNET ID: L37813676

SALE DETAILS

\$985,000 to \$1,080,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
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Denise Haynes
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The elevated position takes full advantage of the expansive rural outlook, and the wide verandahs are ever ready for relaxing and catching the breeze.

The 3 bedrooms are all large, and the master, located away from the other 2 bedrooms has an ensuite. The family bathroom has also been renovated and is large, light and airy. It includes a shower plus bathtub, vanity and wc.

Step back outside and follow the path to the studio with its little porch overlooking the farmland. It's simply perfect for an art space, office, yoga retreat or guest area. Of course, there is plenty of potential to create an Airbnb cabin (STCA).

The fully fenced property also features a large farm shed, stock yards, and a stock dam with pump. A double Colorbond garage is fitted out with workbenches, an EV charging station plus triple carport extending from it. The street frontage and driveway are both sealed.

Additionally, the mains power, solar system with battery, solar HWS, numerous rainwater tanks, new onsite waste management system, chicken house, vegetable beds and orchard will appeal to those interested in reducing their cost-of-living.

This property provides you with the choice to either raise a little menagerie of farm animals or just purely enjoy the open spaces around you.

Approx 20 mins drive out of Gloucester centre, under 1 hour from the pristine beaches and waterways of Forster/Tuncurry and Pacific Palms areas and under 3hours from Wahroonga, Sydney.

Is the sound of this property pulling at your heart strings?

Call Denise Haynes 0414 725 482 or John Booth 0417 230 236 for your private viewing.

- Land Area 3.237485 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2





