

**10446 New England Highway, Wallabadah, NSW  
2343**

**Raine&Horne.**

**House For Sale**

Tuesday, 23 April 2024

10446 New England Highway, Wallabadah, NSW 2343

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 1 m2**

**Type: House**



Jake Williams  
0476688750

**\$225,000**

Built by an expert stonemason, the quality of workmanship in this (now derelict) cottage must be admired. Located a few hundred metres North of Wallabadah village, "Rock End" was inhabited until 2009 and includes an area of 3.6 acres of ground. This sloping block is a triangle of grass and timber with an excellent Eastern boundary. The Northern boundary is open to unfenced land, potentially adding size. The Western boundary is in disrepair. There are the remnants of a well, an orchard and hen house/ pig run. Large enough to run a few sheep or a pony, if rainwater is collected. The current toilet is a 'long drop' style. The house is effectively a ruin, where the iron extension should be demolished and the original stone cottage retained as a workshop or granny flat. Grid power is available, disconnected at the meter box. The garden is overgrown and will respond well to heavy pruning. Privacy from the highway makes this an accessible hideaway with room to enjoy the bush. Located about 1km to Wallabadah shops, 18kms to Quirindi and 60kms to Tamworth. Priced to sell at the current value of vacant land, this property presents an opportunity whether as an investor or want a few acres for lifestyle. Contact Jake Williams for an inspection and contract, on M. 0476 688 750