

**120 Wallabadah Road, Wallabadah, NSW 2343**



**House For Sale**

Friday, 26 January 2024

120 Wallabadah Road, Wallabadah, NSW 2343

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 12**

**Area: 4 m2**

**Type: House**



Liz Morris

## PROPERTY SHOWCASE

Welcome to this four-bedroom home, positioned on just over an 11 acre block with creek access. Step into a realm where comfort, allure, and modern design seamlessly blend, all within a peaceful, convenient environment. Embrace an outdoor lifestyle, without sacrificing the conveniences of contemporary living. Whether you're an avid nature lover, a growing family, or in pursuit of your personal paradise, this property guarantees an extraordinary living experience that will captivate your senses. The property also serves as an idyllic haven for horse enthusiasts. It's carefully segmented into 4 distinct paddocks, each well-fenced and equipped with troughs (some shared). These layout features provide ample space for horses to roam freely and safely, while making it easy for their caretakers to manage feeding and care. In addition to the paddocks, the property includes a dedicated stable area and tack room. The stable area is thoughtfully designed for the comfort and safety of the horses, featuring airy stall and easy access to water. The tack room, located conveniently adjacent to the stable, ensures that all your horse-related equipment is organized and within easy reach. This smart layout further enhances the property's suitability for equestrian activities, making it a haven for horse lovers. The property is equipped with ample sheds to cater to all your vehicular needs, providing extensive accommodation for cars. This includes a substantial 15m x 12m machinery shed, perfect for storing large equipment or vehicles. Both the truck shed and the machinery shed are fitted with 15amp power, ensuring they are ready to serve any necessary machinery-related needs. Water supply is a paramount feature of this property, with an efficient system that utilizes both town and tank water. The property is fitted with four dedicated water tanks, each strategically positioned to capture water from all the sheds and the home itself. This thoughtful design ensures there's always a plentiful supply to meet all your needs. Furthermore, soft water is directly connected to the house, providing a gentler and safer option for household chores and personal use. The property boasts a massive entertaining area, perfect for hosting gatherings or simply enjoying a peaceful afternoon. This area is outfitted with fans to maintain a comfortable environment during the warm months. Plantation shutters add a touch of elegance, allowing for control over light and ventilation. The outdoor kitchen is fully equipped, providing the perfect setting for alfresco dining and barbecues. A cozy heaters throughout enhances the ambiance, offering warmth on chilly nights. An external bathroom offers convenience, ensuring guests have easy access to facilities during outdoor events. This expansive outdoor space truly embodies family living, offering every feature required for exceptional comfort and enjoyment. The current dwelling is showcasing a blonde brick exterior that is simple yet charming. The interior of the home is equally impressive, comprising four generously sized bedrooms with three out of four hosting built in wardrobes. A functional three-way bathroom efficiently caters to the needs of a bustling household, ensuring there's never any morning rush conflict. The home also prioritizes comfort with the inclusion of ducted air conditioning, ensuring a pleasant internal climate, regardless of the weather outside. A combustion fireplace adds a touch of rustic charm and provides a cozy source of warmth during the cooler months. The entire home has been freshly painted, further enhancing its aesthetic appeal and providing a clean, rejuvenated backdrop for your personal decor touches. In summary, this home is an exemplary display of comfort, functionality, and outdoor family fun. It's a perfect retreat for a family, cohesively blending the charm of indoor living with the allure of expansive outdoor features. Its strategic location within a mere 15km distance to Quirindi and providing a direct drive to Tamworth adds to its attractiveness, ensuring the convenience of proximity to necessary amenities while still offering a serene escape from the hustle and bustle of city life. This residence is not just a house; it's a lifestyle offering a blend of tranquility, comfort, and practicality, making it a dream come true for any family.\*\* Prospective buyers should carry out their own investigations and not solely rely on this information to make their purchase decisions. The selling agent(s) and the owner(s) make no warranties as to the accuracy of the property description. This does not form any part of any contract and no liability will be accepted.