

185 Hill Street, Walcha, NSW 2354



Sold Lifestyle

Sunday, 12 November 2023

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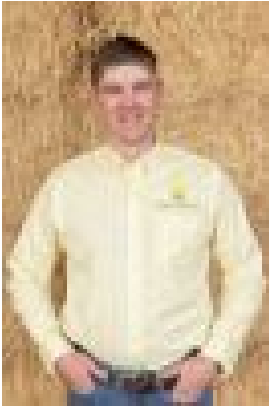
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 3 m2

Type: Lifestyle



Baden Chaffey
0488697416

\$500,000

AREA: 4.04* hectares or 10*acres (approx.)SITUATION: Nestled above the Main Street of Walcha and looking over the main town positioned on the western side of the property boasts an open 4.04* hectares or 10* acres fenced into smaller paddocks ideal for horses or animals of choice. Located only 90km to Tamworth and 64km to Armidale. The property is well located with a short 1.3km walk to the Main Street of the country town of Walcha. COUNTRY: The 4.04* hectare or 10* acre block is ideal for all animals of choice, the open paddocks offer good shade under the outlining trees with well maintained fences dividing the paddocks into 4. The mature trees around the home makes for the perfect relaxing serenity and offer great shade in the warmer months. WATER: The property is well watered with town water connected to the property servicing the house and outside taps. A bore is also available on the property. FENCING: The property has new internal fences that are well maintained with the boundaries in good order. HOME: The home is immaculately presented with a fresh coat of paint throughout. With a modern style kitchen overlooking the enclosed balcony that has views across the town, two split systems offer heating and cooling with a woodfire in the living room offering the comforting winter warmth and 3 sizable bedrooms all offering built-ins. The bathroom is neat and tidy and overall the home is very well presented. The outside balconies are the perfect area for relaxing as you overlook the gardens and surroundings. IMPROVEMENTS: Along with the fences the improvements on the property are hard to miss with an easy to manage garden and a sizable 2 bay lock-up garage. Another garden shed makes for good storage. The property also has dual access via Hill Street and Apsley Street with indicative minimum lot sizes of 700m2 presenting potential subdivision-STPC. REMARKS: It's very rare to find a property of this size with such a neat tidy home sitting on 4.04* hectares or 10* acres so closely positioned to the country town of Walcha. With a tidy home and lock-up garage the property offers a great lifestyle while still remaining close to all amenities that the town life offers. Register your interest for Auction today - <https://buy.realtair.com/properties/115859>