

633 Wallaroo Road, Wallaroo, NSW 2618



Acreage For Sale

Thursday, 21 December 2023

633 Wallaroo Road, Wallaroo, NSW 2618

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 17 m2

Type: Acreage



Mark Johnstone
0414382093

Summer Showcase Auction Event - 3rd February

Note: 1st open exhibition weekend of 13th January 2024 Location, location is always a priority and now you can take the opportunity to live in this magnificent setting to enjoy the comfort of modern living in a beautifully restored 1944 home of 180m² plus 50m² self contained studio/flat, or alternatively take advantage of the Dual Occupancy Entitlement to build your dream home on this spectacular 40 acres with unbelievable mountain views. Back in 1882 when the early settlers of Hall Region arrived, of course they selected the best possible location to build their family home - "ALLWOOD". Believe it or not, the 2 original slab cottages that David & Agnes Rule raised their 8 children in, still stand on the property and have also been lovingly restored by the current owners. For a bit of fun, you could be enjoying your weekend family barbeques or entertaining friends within an amazing nostalgic setting. Perhaps be more imaginative in what opportunities these historic cottages being on the property could provide to you? (NOTE: Whilst the cottages are listed on the National Trust (NSW) Register and Yass Valley Council's Local Environment Plan, they are NOT listed on the NSW State Heritage Register.) The main homestead built of hand made patterned cement bricks has traditional wide full length verandahs to the front & side and is surrounded by easy care gardens with mature trees and an all season outdoor entertaining area. You enter the main homestead via a practical mudroom with plenty of room for those coats, hats & shoes. The home has 2.8mtr ceilings and offers 4 living areas, one being the meals area open to the kitchen, a sitting/utility room, lounge room and a generous sized north facing light & bright living/dining room. There are three bedrooms under the main roofline and a fourth in the fully self contained studio/flat adjacent to the home. The property has 5 paddocks and 5 dams plus a reliable bore for stock and domestic use. The bore is plumbed to the house toilets, gardens and stock troughs. Many rain water tanks hold the abundant water supply. There is ample shedding including a double carport, the huge original 2 stand shearing shed, a machinery shed, a grain store shed, storage and wood shed and brick meat room now storage/garden shed. All of this is just 5 mins (approx) drive to Hall or 30 mins (approx) to Canberra CBD. Don't miss this opportunity, so call Mark Johnstone today or come along to our next open exhibition. **Please note this property will go to auction on 3/2/2024 at the Hyatt Hotel Canberra. An indicative time for this particular auction will be provided closer to the date. **HOMESTEAD FEATURES INCLUDE:- Solid brick house built 1944- Original handmade cement bricks- Extended & updated 1990's - 180m² (approx) living area- 2.8mtr ceilings- Mudroom entrance- Cosy lounge room with combustion fireplace ducted to hallway- Spacious north facing living/dining room with loads of natural light- Living room (1990 extension) opens onto verandah- Country style timber kitchen with electric appliances, dishwasher + fuel stove- Meals area with open fireplace- Sitting/Utility room adjacent to kitchen with fireplaces & ample storage cupboards- Family bathroom & powder room- Laundry with additional toilet- Outside/ garden toilet- Ceiling fans throughout- Solar hot water- Wide verandahs facing north & east- Solar Power - 16 panels, 5KW- Shaded outdoor entertaining area- Easy care gardens with mature trees- Double carport plus workshop (11mtr X 7mtr approx)- School bus service, Aust Post deliveries and contractor garbage collection STUDIO/FLAT:- 50m² living (approx) - 1 bedroom overlooking historic cottages- North facing living room- Open plan kitchenette- Bathroom with shower, toilet & vanity- Reverse cycle air conditioning PROPERTY & INFRASTRUCTURE INCLUDES:- 17.54ha (43 acres approx)- Lot 11 DP239309 & Lot 1 DP113223- Dual Occupancy Entitlement (STCA)- Sealed road frontage- Outstanding rural & mountain views- Quality pasture, 5 paddocks, 5 dams- Original historic 2 stand shearing shed in excellent condition- Stock/sheep holding yards - Grain store shed (6mtr X 4mtr approx)- Original brick meat room, now storage shed- Chook yard & woodshed- Dog run & milking shed- Bore connected to elevated holding tank- Holding tank plumbed to toilets, garden & stock troughs- 10,000 gal poly tank to shearing shed- 5,000 gal poly tank to grain store shed- 2,000 gal poly tank to studio/flat- 160 gal firefighting tank- 10,000 gal concrete + 5,000 gal & 2,000 gal poly tanks to house- Standard septic system COTTAGES Of HISTORIC SIGNIFICANCE:- Two original 1884 slab cottages- National Trust recognise as buildings of historic significance- NOT on the state Heritage Register- Registered with Yass Shire Council- Cottage 1 - bedroom, lounge, separate kitchen, verandah- Cottage 2 - 2 bedrooms, verandah- Both restored between 2013 & 2014 by current owners