

Schoolhouse to Showpiece



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4101 Goolma Rd Spicers Creek Via, Wellington

Sold

There's just something about homes with character you can't replicate in the modern builds of today.

This beautifully updated circa 1878 residence captures that essence perfectly where old-world charm meets contemporary living in the most seamless way.

Set on approximately 8,094 square metres (2 acres) this three-bedroom home is a true lifestyle property, located just 25 minutes from the growing café culture, eateries, supermarkets, medical and educational facilities of Wellington and only 48 minutes from the larger regional centre of Mudgee.

The home has been tastefully renovated throughout preserving its period appeal while embracing smart modern updates-most notably solar power with battery storage for energy efficiency and future-proofed living. Some areas have even been purposely left untouched to enhance its ties to the past.

A standout feature is the original schoolroom, an impressively large space brimming with potential. Whether transformed into a private retreat, self-contained accommodation or a creative studio – the flexibility here is a major drawcard.

Property ID: L34308005

Property Type: House

Garages: 1

Land Area: 8094.0 sqm

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The kitchen is a highlight, it is generous and well-appointed featuring soft-closing drawers, ample cupboard and bench space, a step-in pantry, oversized steel gas cooker plus dishwasher.

The bathroom has also received a stylish makeover, complete with an instantaneous hot water system.

Timber floors, downlights and French doors combine the warmth of cottage living with modern touches in the main family/lounge room, which flows out to a newly completed all-weather entertaining area featuring its own bar that is a space designed for memorable gatherings year-round.

Outside, the home continues to impress. The grounds are dotted with established gardens, pergola, animal pens and plenty of space to roam.

An American barn complements the existing outbuildings, while an equipped bore and water tanks help maintain the property with ease.

The school bus stops right at the front gate, adding convenience for families.

Whether you're seeking a peaceful full-time residence or a weekend escape with room to breathe, this captivating property offers an exceptional blend of charm, functionality and rural lifestyle-all within easy reach of town amenities.

For further details call Gary Francis on 0428 459 830.

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