



Sold



81 Victoria Road, Wedderburn

Motivated Sale —Unique Barn Conversion on 21.66 Acres* with Three Road Frontages, Pool & Tennis Court

A rare opportunity to secure a true lifestyle holding in tightly held Wedderburn - this character-filled barn conversion is now priced for immediate attention, with a highly motivated vendor committed to a result. Set across 21.66 acres* with the rare advantage of three separate road frontages, this is a property that delivers not just space and privacy, but flexibility and long-term potential; the kind of opportunity buyers wait years to find.

Originally crafted as a barn conversion, the home is rich in warmth and personality, featuring soaring ceilings, timber interiors, French doors and a cosy fireplace. Designed with multiple living zones, the layout offers a surprisingly spacious footprint with the flexibility to accommodate a growing family or be reconfigured into a larger multi-bedroom home - a rare advantage for acreage properties in this location.

Wrapped in wide verandahs at both the front and rear, the home invites relaxed indoor-outdoor living; perfect for entertaining, unwinding, or simply taking in the peaceful surrounds. Step outside

2 🏠 1 🚿 2 🚗

FOR SALE

Offers Above \$1,995,000

AGENTS

Edwin Borg
0418 236 274
ed@ljhunedgroup.com.au

Nicholas Pikis
0437 248 641
nicholas@ljhunedgroup.com.au

AGENCY

LJ Hooker United Group
1800 486 4833

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 LJ Hooker

and the lifestyle truly comes to life. Privately positioned, the property opens into a peaceful sanctuary where entertaining and relaxation take centre stage from the full-sized floodlit tennis court to the in-ground swimming pool, all framed by established gardens and hedging. A picturesque dam, cleared paddocks and natural bushland complete the setting, offering the perfect balance of usability and tranquillity.

With two licensed bores, dual water systems and extensive landscaping originally designed by Michael Bligh & Associates, the foundations are already in place for a premium rural lifestyle, weekend escape or long-term landholding investment.

The vendor's instructions are clear - this property must be sold. Act quickly! Opportunities like this with scale, access and future potential are rarely repeated.

Key Features:

- 21.66 acres* (8.77 ha*) with three road frontages
- Unique barn conversion residence with character throughout
- Flexible floorplan with multiple living zones
- Scope to expand or reconfigure into a larger home
- Wrap-around verandahs enhancing indoor-outdoor living
- ground swimming pool + full-size floodlit tennis court
- Dam + two licensed bores
- Dual water systems (domestic + irrigation)
- Established gardens, hedging & potager garden
- Garage/potting shed + 2-car carport + ample parking
- Extensive landscaping by Michael Bligh & Associates
- Approx. 12 km to Macarthur Square

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	ECJ1T
Property Type	AcreageSemi-rural
Land Area	8.77 hectare

Edwin Borg 0418 236 274

Sales Executive | ed@ljhunitedgroup.com.au

Nicholas Piki 0437 248 641

Sales Assistant | nicholas@ljhunitedgroup.com.au

LJ Hooker United Group 1800 486 4833

41 Wentworth Road, BRINGELLY NSW 2556

unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au





81 Victoria Road, Wedderburn



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.