



## 19R Rocky Road, DUBBO, NSW 2830

RURAL LIFESTYLE PERFECTION ONLY 10KMS SOUTH OF DUBBO MACQUARIE RIVER  
FRONTAGE

**14.95 hectares, 36.94 acres**

Just 10 minutes south of Dubbo, 19R Rocky Road presents a rare opportunity to embrace the best of rural living, where panoramic views, productive land, and

a beautiful homestead come together in perfect harmony on 14.95Ha.

Perched in an elevated position overlooking the Macquarie River, this exceptional property offers peace, privacy, and a connection to the land that's increasingly hard to find. Mornings begin with birdsong, and evenings are crowned by breathtaking sunsets viewed from the western-facing verandah, framing each day with natural beauty.

The homestead has been thoughtfully extended and renovated to showcase its surroundings. Expansive windows flood the interiors with light and views, while multiple living areas provide space for both family life and entertaining. Whether you're gathered around the stone-topped kitchen island, relaxing in the family room, or hosting guests under the expansive outdoor entertaining area, the ever-changing landscape remains your constant backdrop. Offering five spacious bedrooms, multiple living zones, and modern comforts including ducted reverse-cycle air conditioning, solar power, and

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**TYPE:** Auction

**INTERNET ID:** 300P166587

**AUCTION DETAILS**

4:30pm, Thursday August  
28th, 2025

**CONTACT DETAILS**

**Elders Real Estate**  
36 Wingewarra Street  
Dubbo, NSW  
02 6881 7800

**Richard Gemmell**  
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established irrigated gardens, the home strikes the perfect balance between elegance and ease.

Outside, the land is equally impressive. Fertile river flats and improved pastures offer excellent productivity, supported by secure water from tanks, bore, and the river. Working infrastructure, including cattle yards, machinery sheds, and large garages ensures the property is as functional as it is beautiful. Whether you're looking to run livestock, grow produce, or simply enjoy the lifestyle only rural living can offer, 19R Rocky Road is a property that invites you to grow, connect, and live well.

Features at a glance:

- Rural lifestyle perfection just 10km South of Dubbo
- Ideal blend of space and comfort in a picturesque setting
- Executive 5-bedroom homestead with expansive views
- Excellent infrastructure, shedding, garages, cattle yards
- Highly productive land, fertile river flats with improved pastures
- Water security including Macquarie River frontage, bore, tanks
- Unsurpassed outlook, breathtaking landscape, sweeping views
- The perfect rural lifestyle on Dubbo's doorstep.

Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.

- Land Area 14.95 hectares
- Building Area: 399.00 square metres
- Bedrooms: 5
- Bathrooms: 2

## HOMESTEAD

Bedrooms	5
Bathrooms	2
House Area	399.00 square metres

















