



## 1305 Carlwood Road, O'CONNELL, NSW 2795

"Ratharryn" - A Country Lifestyle Property

**12.93 hectares, 31.96 acres**

Located in the picturesque village of O'Connell, just 25km from Bathurst and approximately 2.5 hours from Sydney, "Ratharryn" is a wonderfully positioned lifestyle property offering privacy, convenience and breathtaking views across the northern and western ranges.

Set on approximately 32 acres, this appealing property features a well-maintained four-bedroom brick home, excellent water security and all the essentials for those seeking a relaxed country lifestyle.

Features include but are not limited to:

- North-facing brick home with four bedrooms, two bathrooms
- All four bedrooms enjoy a northerly aspect; three include built-in robes, while the master offers a walk-in robe and ensuite

**TYPE:** Auction

**INTERNET ID:** L14791669

### **AUCTION DETAILS**

10:30am, Friday May 8th, 2026

### **CONTACT DETAILS**

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Peta Cutler**  
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- Country style kitchen and dining area, with the kitchen featuring a walk-in pantry
- Spacious family room positioned to capture the northerly views
- Combustion wood fireplace for warmth and comfort through the cooler months
- Comfort year-round with ceiling fans in all rooms and split system air conditioning in the living area
- Approximately 32 acres, ideal for lifestyle living, livestock or simply enjoying the space
- Divided into separate paddocks, with improvements creating an ideal setup for horses
- Excellent water supply via bore, three large dams and approximately 40,000 litres of rainwater storage collected from the house, carport and three-bay shed
- Solar system installed with 10kW battery for improved energy efficiency and storage
- 9m x 7m lockable three-bay shed with concrete floor and power connected
- Three separate fenced dog yards - ideal for keeping pets secure or separated
- Large three-bay shed with enclosed and open bays, ideal for storage or machinery

Conveniently located close to the village of O'Connell, with its well-regarded O'Connell primary school, local pub and café. Perfectly positioned to enjoy some of the region's most loved natural and lifestyle attractions, the property is just moments from the beautiful Fish River, ideal for fishing, swimming or simply enjoying the peaceful surrounds. Also nearby is the renowned Mayfield Garden, one of the largest cool-climate gardens in the Southern Hemisphere, offering a wonderful destination for a day out, dining or entertaining guests.

"Ratharryn" presents a fantastic opportunity to secure a lifestyle property in a peaceful and private valley setting. Offering space, views, water security and a highly desirable location within easy reach of Bathurst and Oberon.

We highly recommend taking the time to inspect this wonderful lifestyle property and experience all it has to offer.

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

- Land Area 12.933753 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

Bedrooms	4
Bathrooms	2







