



363 Sheepstation Forest Road, GINGKIN, NSW 2787

WHERE TIME SLOWS AND NATURE WHISPERS

36.42 hectares, 90.00 acres

90 Acres - Gingkin Highlands | Dwelling Approval | Endless Kanangra-Boyd Views

Here, the world feels Quieterâ#; Softerâ#; Kinder

Set high on the mountain top of Gingkin Highlands close to Jenolan Caves and deep within native bushland where Reedy Creek winds through undulating hills and ancient limestone boulders, this 90 acre sanctuary invites you to reconnect with nature and yourself. Enjoy complete privacy only 300 metres from the entry road.

Wake to the sound of birdsongs and distant native frogs, as the sun gently spills across the land. End each day with breathtaking sunsets, campfires and a night sky bursting with endless stars ~ a reminder of life's simple beauty.

THE WEEKENDER

TYPE: For Sale

INTERNET ID: L19375939

SALE DETAILS

**Expressions of Interest
- Closing December 3,
2025**

CONTACT DETAILS

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

Mary David
0429360222

A beautifully recently crafted and fully insulated 94m2 retreat awaits ~ featuring:

- One spacious bedroom with built in cupboards
- Elegant modern bathroom
- North facing Double Glazed windows and doors expanding 5.4 metres wide
- Polished concrete floors
- Contemporary kitchen with quality finishes
- Efficient and dynamically visual wood heater and air-conditioning for year-round comfort
- Thoughtfully designed and immaculately presented, to spoil any fussy owner and guest

An adjoining garage provides excellent storage and workspace, perfect for your rural projects or future expansion.

Experience the magic of four true seasons ~ from soft snowfalls to golden autumns, crisp mornings and vibrant spring blooms.

SUSTAINABLE LIVING

Enjoy complete off-grid freedom with a premium 3-year-old solar system:

- 6.24 kW stand-alone solar array (NE & NW ground mount)
- 15.4 kWh BYD Battery Box Premium LVL
- 16 Jinko Tiger half-cell 390W panels
- Fronius Primo 5.0 Selectronic - certified inverter
- Pramac Diesel Generator 5.9kVA Model: P6000 back-up Auto Start

Power your life sustainably, naturally and free from utility contracts.

THE LAND

Outside, life flourishes.

Enjoy chemically free thriving young fruit trees and food gardens and a large glasshouse with more variety foods providing shelter from Wintery days. A great spot to enjoy your morning cuppa, as the sun rises and sets across your vast views of native bushland.

Water is abundant with beautiful drinking water from a bore equipped with an automatic pump and sensor, filling a 110,000 litre concrete water tank. A spring-fed dam is home to native frogs, as well as a drinking hole for abundant bird life, especially the charismatic yellow-tail black cockatoos.

The property is fenced with additional new fencing and privacy gates, as well as, 2WD access roads and 4WD road leading to picturesque Reedy Creek.

The outstanding highlights are the numerous breathtaking views to Kanangra-Boyd National Park and serenity within and with nature.

YOUR FUTURE AWAITS

With dwelling entitlement (subject to council plan approval), you have the freedom to build your dream home or simply enjoy the land as your peaceful escape.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 36.421708 hectares
- Bedrooms: 1
- Bathrooms: 1



HOMESTEAD

Bedrooms	1
Bathrooms	1





