

39 East Guyong Road, GUYONG, NSW 2798

"Goorangi" Where Country Charm Meets Comfortable Living

101.11 hectares, 249.83 acres

"Goorangi" is an outstanding 249.84* acre country estate located in the renowned Vittoria district, 8*km to Millthorpe, 31*kms from Orange, 34*kms from Bathurst and 233*kms from Sydney CBD. "Goorangi" comprises a very elegant five-bedroom homestead in a established cool climate garden, rich fertile soils, and excellent infrastructure. The owners have spared no expense on the improvements. Very rarely does a property the caliber of "Goorangi" come to the market.

- Set on 101.1*Ha (249.84*acres) of quality, undulating grazing land, with improved pastures and abundant water. Perfect for running a productive enterprise
- The substantial five-bedroom three-bathroom homestead is meticulously thought out and the functional design caters for all the family needs and entertaining guests.
- The heart of the home is an impressive open plan contemporary casual living area, kitchen, and dining area featuring a combustion wood heater and iron bark flooring
- Reverse cycle air conditioning allows temperature control inside for both those warm summer days and cooler winter nights

TYPE: Auction

INTERNET ID: L23319009

AUCTION DETAILS

10:30am, Thursday October 30th, 2025

CONTACT DETAILS

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Bathurst, NSW
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Sam D'Arcy
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- The kitchen features a walk-in pantry, an electric oven with induction cooktop, a woodfire oven with wetback, double glazed windows
- Master bedroom with ensuite and walk in wardrobe overlooks the garden and stunning countryside
- A further four spacious bedrooms boast built in robes and includes a guest room in its own wing with a separate bathroom
- Separate formal dining room
- Formal sitting room with an open fireplace
- A large study is ideal for working from home and is located away from the living areas
- A two car lock up garage has internal access, a separate lockable workshop and electric doors
- An 8Kw back to grid solar array satisfies much of the homes' energy needs and a generator is available in the event of a blackout
- The courtyard makes a perfect outdoor living and entertaining space and includes undercover seating, outdoor kitchen/BBQ with a pizza oven, and a solar heated swimming pool
- A feature of "Goorangi" is the lovingly thought out and meticulously maintained garden which captures the imagination and makes the dream of self-sufficiency a reality and includes:
 - An orchard boasting mature cherries, apples, pears, peaches, nectarines, figs and an almond.
 - Raised vegetable beds.
 - A chook shed with a substantial covered run.
 - A large established rose garden.
 - Raised flower beds.
 - A play area
- The 100,000* litre concrete in-ground tank supplies fresh rainwater to the home
- A 10*m x 6*m machinery shed is conveniently located within the home paddock and includes concrete floor, power, lighting, 2 open bays and a lockable enclosed bay
- Substantial water with excellent bore which supplies through system for livestock and garden, and seven dams
- Sitting at approximately 930m ASL, the property enjoys a temperate climate, approx. 799mm (31 inch) rainfall with cool winters and mild summers - ideal for pasture growth and cropping
- The farm is subdivided into eight main paddocks with a central laneway system leading to the large steel cattle-yards with all-weather access
- A 20*m x 7*m hayshed is located at the centre of the laneway system (enabling easy distribution of fodder) and includes a lockable bay
- All the boundary and internal fencing are in very good stock proof condition
- "Goorangi" has heavy red and grey soil with excellent pastures and minimal weeds.

A magnificently presented homestead, fertile country, secure water with beautiful

surroundings and views to match, an ideal property for entertaining friends and family. "Goorangi" represents a rare opportunity to secure a blue-ribbon property in a desirable location. No money needs to be spent as all improvements have been sensibly thought through and completed.

*Approx.

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 101.106661 hectares
- Bedrooms: 5
- Bathrooms: 3



HOMESTEAD

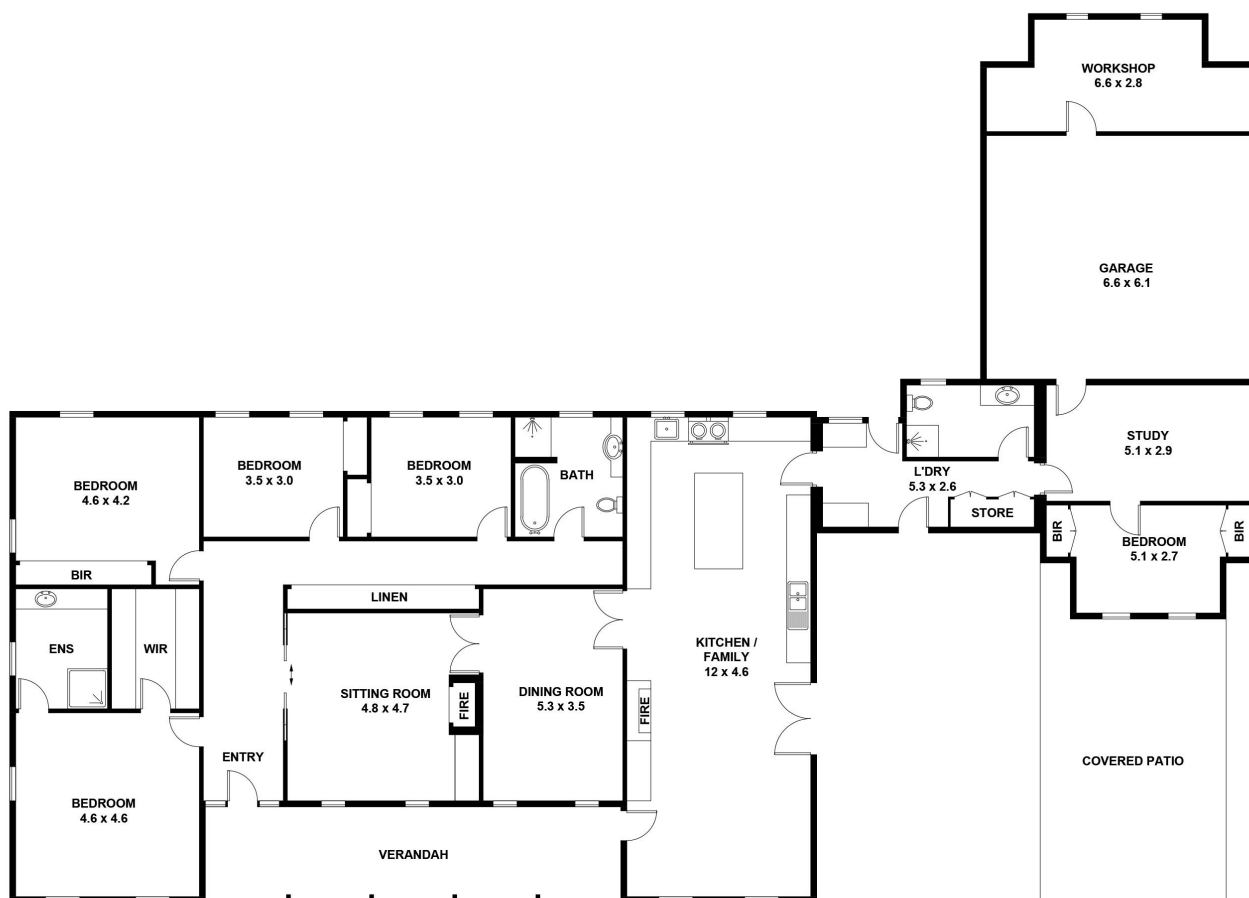
Bedrooms	5
Bathrooms	3











GOORANGI
39 EAST GUYONG RD, GUYONG
APPROXIMATE GROSS INTERNAL AREA = 316.6 SQ M
(INCLUDING GARAGE & WORKSHOP)

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Emms Mooney