



395 Gingkin Valley Road, OBERON, NSW 2787

The Perfect Balance - Farming, Lifestyle, Recreation!!

56.66 hectares, 140.00 acres

Set on approximately 140* fertile acres in the highly renowned Central Tablelands, you will find "Aroona Downs" offering you the chance to acquire your idyllic country retreat, or possibility to expand your existing enterprise. Located 28*km from Oberon, 74*km from Bathurst and only 198*km from Sydney CBD, "Aroona Downs" ticks all the boxes for the rural escape you have been searching for.

- Approximately 56.66* Hectares (140* acres) of arable, flat grazing country with established pastures - ideal for cattle, sheep or horses.
- Property has a dwelling entitlement (STCA) to build your dream home or weekend escape.
- Water is a feature - 6* dams (including spring fed), numerous spring gullies and Duckmaloi River meandering through the property.
- Fencing is in good condition, both internal and boundary fences are stock proof, and sub-divide the property into 4*main paddocks and 1* holding paddock designed for easy stock movement.

TYPE: Auction

INTERNET ID: L23919154

AUCTION DETAILS

10:30am, Friday November 7th, 2025

CONTACT DETAILS

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

Dallas Booth
0427668335

- Towering stands of native gum trees provide picturesque stock shelter.
- A 20*m x 10*m machinery shed with concrete floor supplies ample storage for machinery, implements and equipment.
- Newly constructed one bedroom accommodation has been incorporated into the machinery shed including bedroom, bathroom, laundry facilities and kitchenette.
- Enjoy the cooler months with the slow combustion wood fireplace in the bedroom.
- Satellite internet, and high-definition video surveillance security system with remote monitoring.
- Power is supplied by a massive 26.5kwh solar system, supplying ample power to the weekender, accommodation and machinery shed, and is equipped with 4* days autonomy. There is also backbone power available on the property.
- 2 x 22,500*L poly tanks provide freshwater storage off the machinery shed.
- Steel cattle yards include crush and loading ramp.
- Secondary open shed offering weatherproof storage.
- At an elevation of 1200*m ASL you will enjoy a genuine cooler climate and occasional winter snowfall.
- Being adjacent to pine forestry, it opens up a number of recreational activities including bush walking and exploring, horse riding, mushroom picking or enjoying the abundant wildlife that calls the area home.

Do not miss this opportunity offering the perfect package - allowing you to provide a source of supplementary income, enjoy the recreational benefits or simply escape the hustle and bustle to the peace and quiet that the county lifestyle provides. Holdings like this rarely come to the market. An inspection is highly recommended!!!

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 56.65599 hectares
- Bedrooms: 1
- Bathrooms: 1



HOMESTEAD

Bedrooms	1
Bathrooms	1







