



## 903 O'Connell Road, OBERON, NSW 2787

"Gum Grove"

**3.91 hectares, 9.66 acres**

3.91\*-hectare (9.66\*acres) offering a private and peaceful rural setting within easy reach of town.

- Off sealed O'Connell Road, along a private legal access, through a pretty tree-lined entryway
- Tucked away in quiet position about 11\* kilometres from Oberon
- The landscape embraces the beauty of local flora and fauna among the predominately bush block
- Building site features a level topography making it ideal for construction minimising the need for extensive earthworks
- Weekend style accommodation run by a generator and connected to a septic tank
- Kitchenette, bathroom and sleeping facilities

**TYPE:** Sold

**INTERNET ID:** L24391165

**SALE DETAILS**

**\$480,000**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Dallas Booth**

0427668335

- Open shed can be used for storage or recreation, garden shed
- Two dams, one being spring fed, ability to pump water from the dam to a header tank
- An internal road winds around the boundary
- Zoned RU1 primary production, Dwelling Entitlement
- Solar power would be an option

The tranquil ambiance of the block provides a perfect backdrop for a serene lifestyle amongst nature, you will have plenty of room to create your ideal living setting surrounded by trees and being screened from neighbors.

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 3.91 hectares

**TITLE/POSSESSION**

Rates	1068 per annum
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