



## "Willoway" 201 Baileys Lane, OBERON, NSW 2787

"WILLOWAY" - 960\* Metres Fish River Frontage

**16.59 hectares, 40.99 acres**

This superb property situated in the sought-after Central Tablelands high country, is a genuine rural retreat on the outskirts of the thriving town of Oberon, with Fish River frontage and within easy reach of the Blue Mountains and Sydney.

- Approximately 40.99\* acres undulating country that offers magnificent views of the surrounding countryside across the majestic Oberon highlands.
- Close to Oberon town centre, 53\*km to Bathurst and 175\*km to Sydney CBD
- Modern 4 bedroom brick homestead with snow load frame offering outstanding district views.
- All bedrooms feature built in robes while the master boasts an ensuite bathroom
- A sunken lounge area offers beautiful district views through the generously proportioned picture windows with 10mm thick glass.
- Open plan kitchen, dining and sitting room with high ceilings and large picture

**TYPE:** Sold

**INTERNET ID:** L27293829

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Elders Emms Mooney**

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**Matthew Howle**

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windows offering views of the property.

- Spacious modern bathroom plus a separate guest toilet.
- Winter warmth is provided by a combustion wood fire heater, a gas heater, and underfloor heating in the lounge area, hallway and family/kitchen.
- Reverse cycle heat pump air-conditioning in the lounge, family/kitchen and main bedroom areas.
- 2 x 22,000\* litre water tanks
- The property is connected to the main electrical grid by way of a pole top transformer but much of the home's power requirements are generated by the supplementary 6.6Kw of roof top solar system.
- A huge, 5 car garage under the main house roof with workshop and internal access to the home.
- A separate 18\*m x 10\*m machinery shed with power, lighting and concrete floor
- A lovingly designed and constructed garden anchors the home into the surrounding landscape and provides a seamless transition between the house and the extensive views beyond
- Telstra Mobile service available, NBN internet service available.
- Approximately 960\*m frontage to meandering Fish River. Ideal for swimming, fishing and enjoying summer picnics.
- Secure fencing and shelter trees.
- Predominantly basalt soils with excellent, existing pasture. Ideal for fattening cattle, for sheep or for horses.
- Offering a true mountain climate at approximately 1000m above sea level - enjoy reliable rainfall and the occasional winter snow fall
- Captivating views from all over the property.

It is a pleasure to be offering "Willoway" for sale. It is virtually impossible to find property available in the current market with so much of the hard work done and vendors committed to sell. "Willoway" is a truly superb small farm. Within easy reach of town, it offers a fantastic opportunity for a self-sustainable lifestyle, an enjoyable way of life and the potential for income generation. An inspection will not disappoint and 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 16.588064 hectares
- Bedrooms: 4
- Bathrooms: 3

## HOMESTEAD

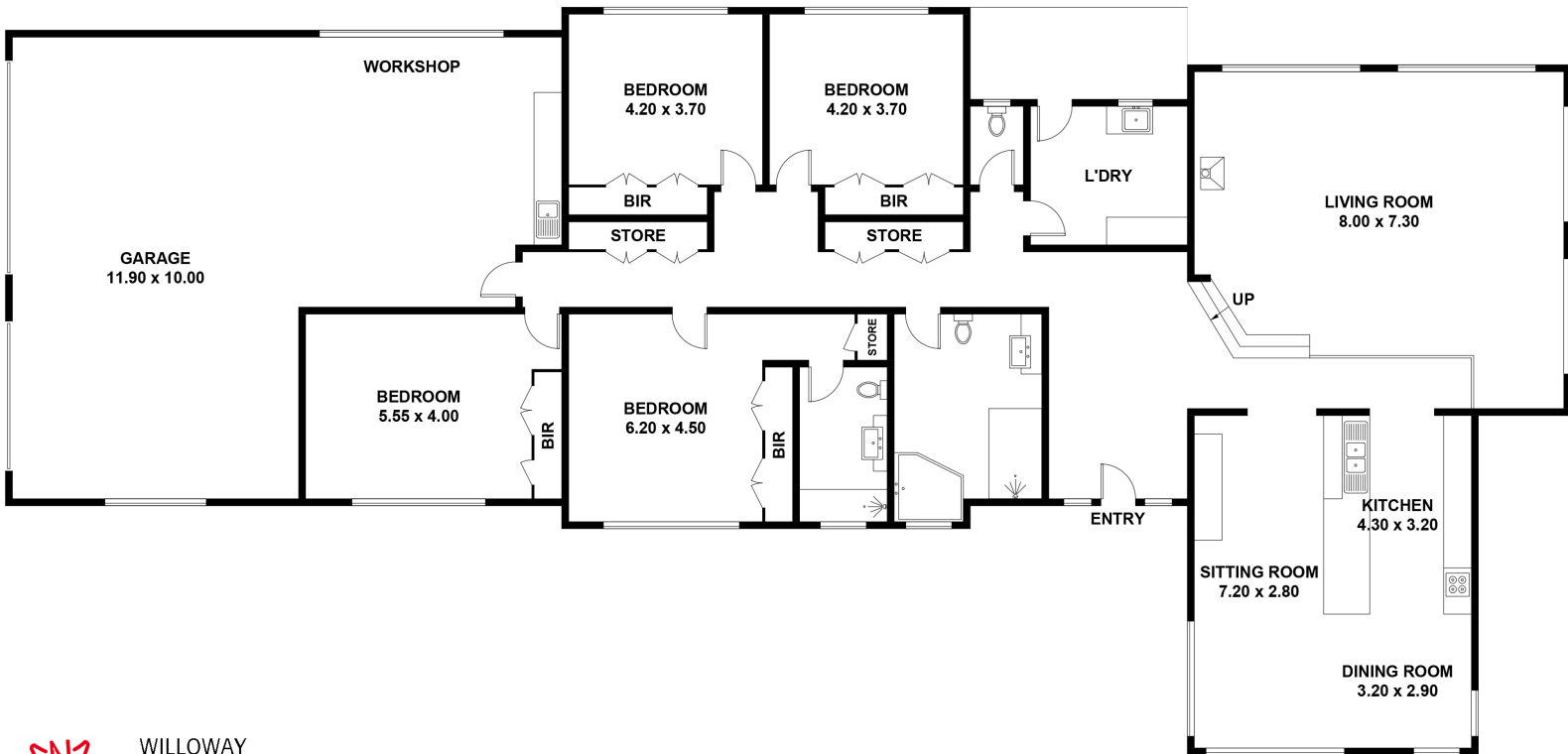
Bedrooms	4
Bathrooms	3











WILLOWAY  
201 BAILEYS LN, OBERON  
APPROXIMATE GROSS INTERNAL AREA = 360.0 SQ M

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.