



141 Horspool Way, ORANGE, NSW 2800

"Badenoch" - Exceptional Lifestyle Living Just Minutes from Orange

62.38 hectares, 154.14 acres

Only every now and then does a property like "Badenoch" come to market.

Positioned in a private, elevated setting just 12km from Orange, offering sweeping views, extensive improvements, and a long history as a productive small holding, underpinned by water security that is second to none in the area, delivering the complete rural lifestyle with space to enjoy and a substantial family homestead surrounded by established gardens.

The 62.38ha property features quality basalt country with reliable perennial pastures and is divided into six paddocks, ideal for running a few cattle, horses, or simply enjoying the open space. Water is a major asset, with a 55ML irrigation entitlement, a large 120ML storage dam (never been dry), a permanent spring-fed creek, additional dams and a reticulated stock water system. With reliable rainfall averaging 800-850mm per annum, the property offers genuine peace of mind.

The impressive brick veneer homestead built by the current owners, is designed for

TYPE: Auction

INTERNET ID: L28231973

AUCTION DETAILS

10:30am, Thursday April 23rd, 2026

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Ben Redfern
0457770062

comfortable family living. It features four spacious bedrooms, office/billiard room, expansive open-plan living with raked ceilings capturing sweeping rural views, and a well-appointed kitchen with island bench and butler's pantry.

Outside, beautifully established gardens with mature trees create privacy and a welcoming atmosphere, complemented by an artificial grass tennis court and picturesque dam outlook - perfect for relaxed country living and entertaining.

Inspections will impress.

For more information or to book your private inspection, call Ben Redfern 0457 770 062 or Chris Malone 0401 968 447.

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 62.38 hectares
- Bedrooms: 4
- Bathrooms: 2

TITLE/POSSESSION

Rates	2880 per annum
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HOMESTEAD

Bedrooms	4
Bathrooms	2







