



47 Old Trunk Road, BATHURST, NSW 2795

'Te Aroha' - Your Stunning Country Escape

107.24 hectares, 264.99 acres

Originally forming part of a substantial grazing property exceeding 2,000* acres, the original homestead of 'Te Aroha' now stands proudly on 265* acres of well-managed, highly productive country in the Central Tablelands of NSW. This exceptional property offers dual residences, quality improvements, outstanding water security and a classic homestead setting framed by mature trees, sweeping lawns and beautifully established gardens.

Ideally located just 30* minutes from both Bathurst and Blayney and under 3.5* hours from Sydney, the property is approximately 90% arable and currently operates as a self-replacing Angus breeding enterprise. The gently undulating landscape provides opportunity for fodder cropping, cattle or sheep, ensuring flexibility and reliable production.

The homestead is thoughtfully designed for lifestyle and versatility, comprising of two residences connected by a breezeway, perfect for extended family, guests, or farm-stay income. The substantial improvements, originally developed to support more than 2,000 acres, further elevate the functionality and appeal of this standout holding.

TYPE: For Sale

INTERNET ID: L29491172

SALE DETAILS

Forthcoming Auction

CONTACT DETAILS

Elders Emms Mooney

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Bathurst, NSW

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Hugh Gooding

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Key Features

- 107.24* Ha (265* acres) of red and grey loam soils, improved pastures, shelter timber and abundant water-ideal for a productive grazing enterprise.
- Main Homestead: Spacious open-plan kitchen, meals and living area with polished timber floors and combustion fireplace. Split-system heating and cooling. Master suite with ensuite and built-in robe, plus two additional bedrooms and family bathroom. Wide verandas and outdoor areas capture the sweeping rural outlook.
- Second Residence: Open-plan kitchen, meals and living area featuring a brand-new kitchen with electric cooking and ample storage. Four bedrooms with built-ins, family bathroom plus ensuite to the master-ideal for guests or supplementary accommodation.
- Beautiful established gardens with expansive lawns and mature trees providing privacy, charm and a superb setting for family gatherings or events such as weddings.
- Infrastructure: Three-bay garage near the homestead. Steel-frame machinery/hay shed, timber two-stand woolshed, two silos, timber sheep yards, steel cattle yards, and a steel-frame shed with six horse stables, tack room and wash bay.
- Excellent water security: Eleven dams (some spring-fed) and new rainwater tank. The springs on 'Te Aroha' flow into the head waters of the Grove creek and Bucks creek.
- Well-maintained fencing throughout.
- Climate: Approximately 1,002*m ASL with a temperate climate, around 850 mm rainfall, cool winters and mild summers-ideal for pasture growth and cropping.

A beautifully presented homestead surrounded by fertile grazing country, abundant water and picturesque gardens, 'Te Aroha' offers a rare combination of lifestyle, production and versatility. With sweeping rural views and extensive, thoughtfully completed improvements, this impressive 265*-acre holding provides an outstanding opportunity to enjoy country living at its finest.

Inspection is highly recommended.

Agents:

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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 107.241695 hectares
- Bedrooms: 7
- Bathrooms: 4



HOMESTEAD

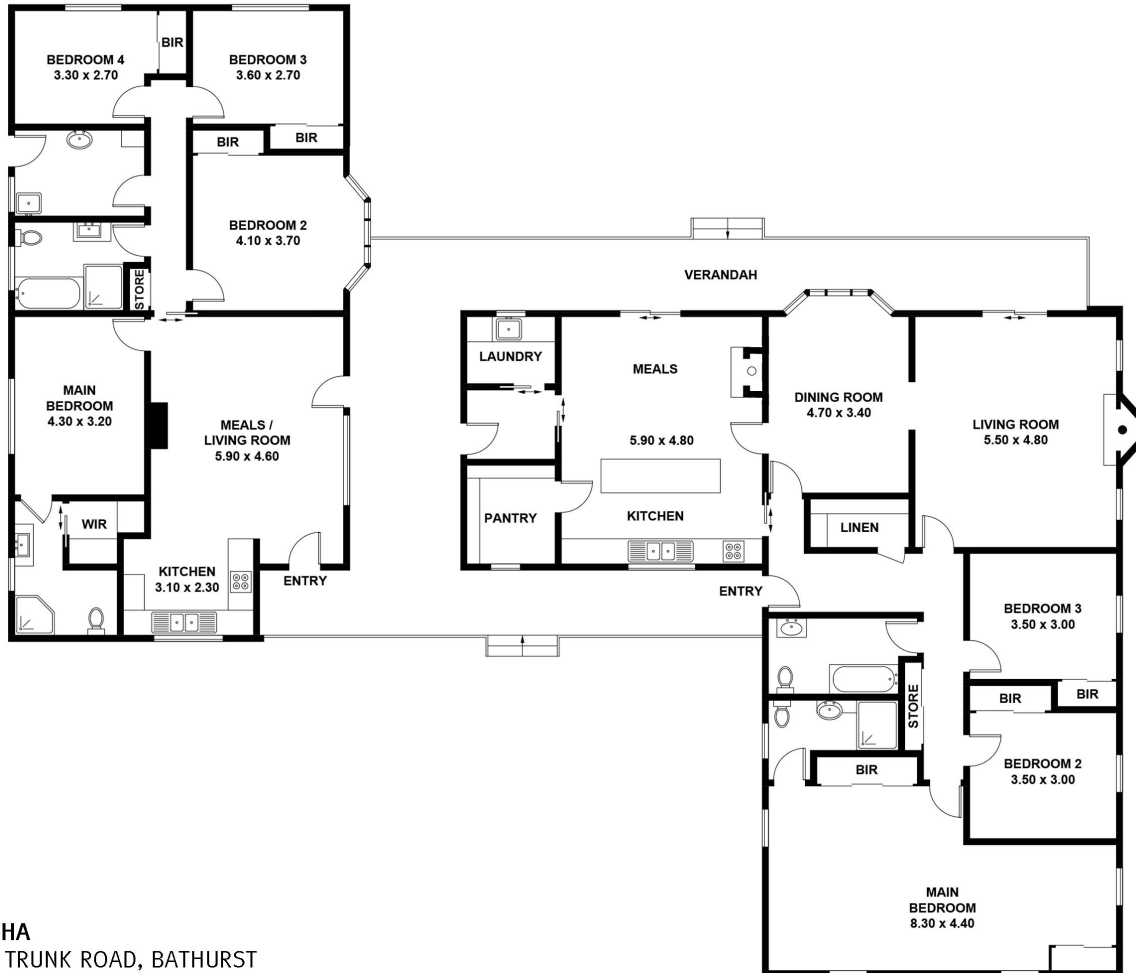
Bedrooms	7
Bathrooms	4











TE AROHA
47 OLD TRUNK ROAD, BATHURST
APPROXIMATE GROSS INTERNAL AREA = 288.3 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.



Emms Mooney