



11 Sandalls Drive, RYDAL, NSW 2790

"High View" - Lake Lyell & Blue Mountains Outlook

0.01 hectares, 0.02 acres

Nestled atop the Great Divide, High View occupies 37.89 hectares (93.62 acres) with breathtaking easterly views over Lake Lyell, with Mount Walker and the Blue Mountains forming a stunning backdrop. This rare property offers a building entitlement, ideal for your dream home or weekend retreat. Located on Sandalls Drive, minutes from Rydal and just 2 hours from Sydney's CBD, with bitumen road frontage.

- 37.89 ha (93.62 acres) of undulating country with a spring-fed gully and 2 dams
- 2* hours to Sydney CBD; 18* min to Lithgow, 43* min to Bathurst, 49* min to Katoomba
- Zoned RU1 Primary production
- Building Entitlement: Multiple elevated potential sites
- Backbone power at both ends of the property
- Currently running a flock of Aussie White sheep

TYPE: Auction

INTERNET ID: L36414483

AUCTION DETAILS

10:30am, Friday October
17th, 2025

CONTACT DETAILS

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

Hugh Gooding
0439000639

- Rydal Train Station is only 4 km away, serviced daily by two XPT services and four Bathurst "bullet" trains, providing a fast 2.5-hour connection to Sydney
- 50% of the land is cleared with the balance timbered.

High View is perfect for buyers seeking a peaceful rural lifestyle within easy reach of major centres. Take in panoramic lake and mountain vistas, entertain in style, or explore income potential through livestock or short-stay accommodation. With excellent water availability and an idyllic setting, this property presents a rare opportunity to secure a premium lifestyle property in a tightly held region.

An exceptional opportunity to build your dream home or enjoy a country retreat with commanding views - properties of this calibre rarely come to market.

Contact agents for further information or to arrange an inspection.

Sale Details

Public Auction

Friday, October 17th 10:30am

The Auction Centre

152 William Street Bathurst NSW 2795

Exclusive Agents

Hugh Gooding

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E hugh.gooding@elders.com.au

Dallas Booth

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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 93.62 square metres





