



## 3580 Mid Western Highway, BLAYNEY, NSW 2799

"Avondale" - Productive Acres on Blayney's Doorstep

**161.90 hectares, 400.06 acres**

Here is your opportunity to secure a mid-size productive holding in the highly regarded Blayney area.

Located a mere 3.4\* kms north of the rural centre of Blayney, "Avondale" offers the astute buyer 400.07\* acres of fertile soils, excellent water and stunning views over surrounding countryside. Located 235\*km to the Sydney CBD, a holding boasting the features of "Avondale" rarely comes to market in this tightly held region.

### FEATURES:

- 164.91\* Hectares (400.07\* acres) currently running as a sheep/cattle breeding and finishing enterprise.
- Good access with 860\*m frontage to Mid Western Highway and 560\*m frontage to Guyong Road.
- All sealed road to Blayney and its established agricultural and transport facilities, and

**TYPE:** Auction

**INTERNET ID:** L37080273

### AUCTION DETAILS

10:30am, Friday November 21st, 2025

### CONTACT DETAILS

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

**Sam D'Arcy**  
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to Bathurst with its extensive education, agricultural, medical and retail services.

- All weather access from the road to the all-steel stock yards.
- Reliable stock water with 15\* dams and a dam pump which supplies a series of troughs. Town water also running through the property.
- A large (28\* x 18\* metre) machinery shed offers ample space for all your farm machinery.
- Horses can be accommodated in a 25\*m x 6\*m stable and a separate horse paddock with its own dam and round yard.
- Set in high-capacity undulating country with heavy red and grey loam soil, ideal for breeding, grazing, and finishing livestock.
- Conifer and native timber screens scattered across the property provide stock shelter.
- The property includes a four-bed home with combustion wood heater, predominantly timber flooring and a wide, covered verandah on three sides.
- "Avondale" is predominantly pastureland consisting of rye grass, clovers, cocksfoot and phalaris.
- The property is subdivided into 13\*main paddocks.
- A flat bottom silo, a cone bottom silo and a 14\* x 6\* metre hay shed provide generous fodder storage capacity.
- Sitting at around 880 - 900\*m ASL the property enjoys a temperate climate, 800\*mm average annual rainfall with cool winters and mild summers, making it ideal for pasture growth and livestock performance.

**AN OUTSTANDING TABLELANDS PROPERTY** - This attractive, fertile grazing property offers an opportunity to run a breeding, grazing and finishing enterprise while enjoying all the benefits of country living on the doorstep of town. The heavy red and grey loam soils, combined with the location reliable rainfall and cool temperate climate make for excellent pasture country, the type of country the Blayney region is renowned for.

Properties of this calibre are hard to come by in this tightly held area. Inspection is strongly recommended and will certainly not disappoint.

\* Approximately

'Avondale' is to be offered for sale by public auction on November 7th, 2025.

**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 161.902585 hectares
- Bedrooms: 4
- Bathrooms: 1



**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	1















