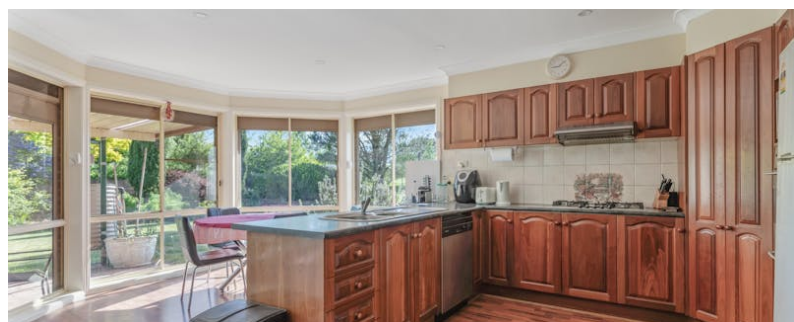




199 Baileys Lane, OBERON, NSW 2787

Riverside Lifestyle with Room for Everyone

11.74 hectares, 29.00 acres

Just four kilometres from Oberon, this outstanding property captures the essence of country living - combining a spacious family home, productive farmland, rich river frontage, and impressive infrastructure, all set within a peaceful rural landscape.

- 29 acres of gently undulating land
- The solid brick veneer residence is designed for family comfort and flexibility, offering six bedrooms, three bathrooms and multiple living areas spread over two levels.
- Timber kitchen with dishwasher and adjoining breakfast room
- Formal dining room and lounge with slow combustion wood heating
- Upstairs living area and master bedroom with ensuite
- Main bathroom with spa bath, shower, vanity and WC
- Covered pergola with paved courtyard - perfect for entertaining

TYPE: For Sale

INTERNET ID: L37657913

SALE DETAILS

Contact Agent

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Mary David

0429360222

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Large single garage with electric door and built-in storage plus a double carport
- Approx. 200m² greenhouse/hot house with figs, grapes and vegetables
- Large barn-style shed with drive-through roller doors and self-contained accommodation (1-bedroom, kitchen/living, bathroom/laundry - approx. 35m²)
- Additional shed with concrete floor and power, woodshed, chook yard and garden sheds
- Two dams plus 800 metres of Fish River frontage
- Water security with 199,000 litre rainwater storage, river water supply for stock and gardens, and town water access available
- Cattle yards with crush and electric fencing, currently running 15 head of cattle
- Established orchard providing a wonderful variety of fruit and nut trees including chestnuts, walnuts, raspberries, and apples

A range of equipment is included to make country living effortless - including a tractor with implements, ride-on mower, diesel generator, spray units, pumps, tools, and more.

This property is perfectly suited for a large family, hobby farmer, or those seeking a sustainable rural lifestyle close to town. Enjoy the freedom of space, the sound of the river, and the productivity of a well-established country holding, all within minutes of Oberon's amenities.

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 11.735884 hectares
- Bedrooms: 6
- Bathrooms: 3



HOMESTEAD

Bedrooms	6
Bathrooms	3





