



## 748 Turondale Road, DURAMANA, NSW 2795

'Hill View'

**73.25 hectares, 181.00 acres**

Set across approximately 181 acres of undulating countryside, 'Hill View' at 748 Turondale Road presents a well-developed, off-grid rural holding ideally suited to holistic cattle grazing, lifestyle farming and biodiversity-focused ownership. The property has been thoughtfully established over many years with extensive water security, quality cattle infrastructure, multiple sheds and a unique American-barn style residence, all supported by reliable off-grid power and abundant rainwater. Recognised for its environmental credentials and developed for practical, low-input farming, this is a property that offers genuine self-sufficiency and long-term sustainability. Perfect grazing enterprise. \*NO BUILDING ENTITLEMENT CURRENTLY

### Property features

- Approximately 181 acres of undulating grazing country
- Divided into 15 paddocks with holistic grazing practised
- Carrying capacity of approximately 35 head of cattle

**TYPE:** For Sale

**INTERNET ID:** L39141281

**SALE DETAILS**

**By Negotiation**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Kurt Waterford**

0439642390

- Generally good fencing with some newer boundary fencing and good gates

#### Water security

- 7 dams across the property, including 3 spring-fed dams that remained reliable through drought
- 6 dams fenced to protect water quality
- One dam offering potential for enlargement to suit its catchment
- Major dam and 132-metre bore supplying a 110,000-litre elevated storage tank
- Bore struck water at 124 metres and rose to within 14 metres of the surface
- Solar-powered pumping system
- 75mm HDPE underground mainline reticulating to concrete troughs in every paddock
- Cattle and farm infrastructure
- Quality steel cattle yards including circular main yard with forcing gate
- Steel race and crush with full vet access and provision for portable scales
- Adjustable steel loading ramp with good truck access
- Spelling yard for holding cattle prior to loading
- Yards comfortably handling 36 head
- Two round-bale feeders near the main tank
- Large supply of star pickets on site
- Biodiversity and carbon planting
- Approximately 17,000 trees planted in shelter belts by Greenfleet
- Carbon rights held by Greenfleet with ongoing replacement of any failed trees
- Covenant in place protecting the trees with approximately 90 years remaining
- Property recognised by Greening Bathurst for biodiversity values

#### Accommodation and off-grid living

- No current council approval for a dwelling, however substantial shed accommodation in place
- 200 square metre American barn-style shed downstairs
- Approximately 100 square metres of open-plan living upstairs
- New wood heater plus slow-combustion stove with wet back connected to solar hot water
- Fully off-grid power system including 4.6kW solar array, AGM deep-cycle battery bank and 24-volt Yanmar diesel backup generator
- Capable of running standard 240-volt appliances including fridge, freezer, water pump and small kitchen appliances
- Composting toilet system



- Two 23,000-litre rainwater tanks servicing the residence
- Never fully depleted rainwater supply in 15 years of occupation

#### Shedding, gardens and improvements

- Colourbond shed in Cottage Green with cream trims
- Three front roller doors and rear personal access with internal staircase
- Concrete driveway to the boundary
- 7 x 3 metre covered rear patio
- Covered BBQ and entertaining area overlooking fish and yabbie stocked dam
- 200 square metre hothouse with attached chook shed
- Two additional 23,000-litre tanks servicing the hothouse
- Bunded fuel and flammables storage building
- Bush shed with concrete floor and additional water tank
- Two fire hose reels for fire protection

#### Plant and equipment included in the sale

- Fordson Farm Major 60hp diesel tractor with ROPS and attachments
- Atlas Copco air compressor
- Air-powered star picket driver
- John Deere ride-on mower
- Slasher, post hole borer, grader blade, discs and scarifiers
- Trailer with diesel welder and 240-volt power
- Yamaha Big Bear 350cc 4WD quad bike
- 50-tonne log splitter
- Lister diesel engine and Forrers piston pump
- Fencing strainers, hand tools, cement mixer and assorted farm equipment

'Hill View' offers a rare opportunity to secure a genuinely self-sufficient rural property, combining reliable water, functional cattle infrastructure, established off-grid living and long-term environmental stewardship. With extensive improvements already in place, recognised biodiversity values and a strong focus on independence from traditional utilities, this property will appeal to like-minded buyers seeking a sustainable lifestyle holding with productive capacity and outstanding water security. A unique and deeply established farm environment, ready for its next chapter.

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

- Land Area 73.248101 hectares











