



## 1756 Mutton Falls Road, O'CONNELL, NSW 2795

Architectural Brilliance | Fish River Frontage | Close to O'Connell Village

**10.04 hectares, 24.81 acres**

Set within one of Central Tablelands' most tightly held lifestyle pockets, the O'Connell Valley, this architect-designed residence has it all. The magnificent 25 acre\* property fronts the well sought after Fish River, and is a short walk to the heart of O'Connell village, with its beloved country pub and caf  .

Thoughtfully sited to maximise both the superb views & northly aspect, passive warmth and energy efficiency, the home captures sweeping views across mountains and rolling farmland of the O'Connell Valley. The significant investment in frameless windows emphasize the homes constant connection to the landscape.

The residence itself is a striking fusion of contemporary design embracing the rural location. Raked ceilings create a wonderful sense of volume, while expansive glazing frames the picturesque outlook from every key living space. The centre of the home features a stunning designer kitchen with oversized island, tying together the open-plan living and dining areas.

**TYPE:** Auction

**INTERNET ID:** L39639081

### **AUCTION DETAILS**

10:30am, Friday March 27th, 2026

### **CONTACT DETAILS**

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

**Andrew Crauford**  
0417416205

A seamless flow for light, air and passage through large engineered glass sliding doors to the outdoors provides a daily reminder of the beauty that surrounds you.

The floorplan is both flexible and family-friendly. A generous master suite features a walk-in robe and ensuite. Two additional bedrooms are serviced by a well-appointed main bathroom and adjacent casual living space.

The rumpus living space opens to a concrete-sealed entertaining terrace that embraces the view with a weather-sensor retractable awning ensuring year-round comfort for outdoor gatherings.

Additional living spaces include a home office next to the kitchen, along with a mudroom and laundry area at the back of the home, strategically located for easy and convenient access to the home.

The land itself is exceptional, a focus being the broad river frontage with level riverside expanse ideal for entertaining family and friends in your own private sanctuary. Water security is assured with ample domestic supply of Fish River reticulated water servicing dams and tanks.

A substantial shed incorporates the potential for additional accommodation, adding flexibility for guests, hobbies or extended family, STCA\*.

This is a property where architectural integrity meets rural freedom - a rare opportunity to secure an enviable lifestyle with all the hard work already done. The current custodians have created something truly special and are now ready to pass their dream to the next fortunate owner.

Contact Andrew Crauford on 0417 416 205, Kurt Waterford on 0439 642 390 or the Elders Emms Mooney team on 02 6331 0744.

The property will be offered for Auction; 10:30am 27 March at the Elders Emms Mooney Auction Centre, 152 William Street Bathurst.

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.

\* Approximately

- Land Area 10.04 hectares
- Bedrooms: 3
- Bathrooms: 3

**PROPERTY OVERVIEW**

Rainfall Average 709mm per annum

**WATER/IRRIGATION**

Irrigation River pump, Header Tank, transfer pipes

**TITLE/POSSESSION**

Rates 1602.65 per annum

**HOMESTEAD**

Bedrooms 3

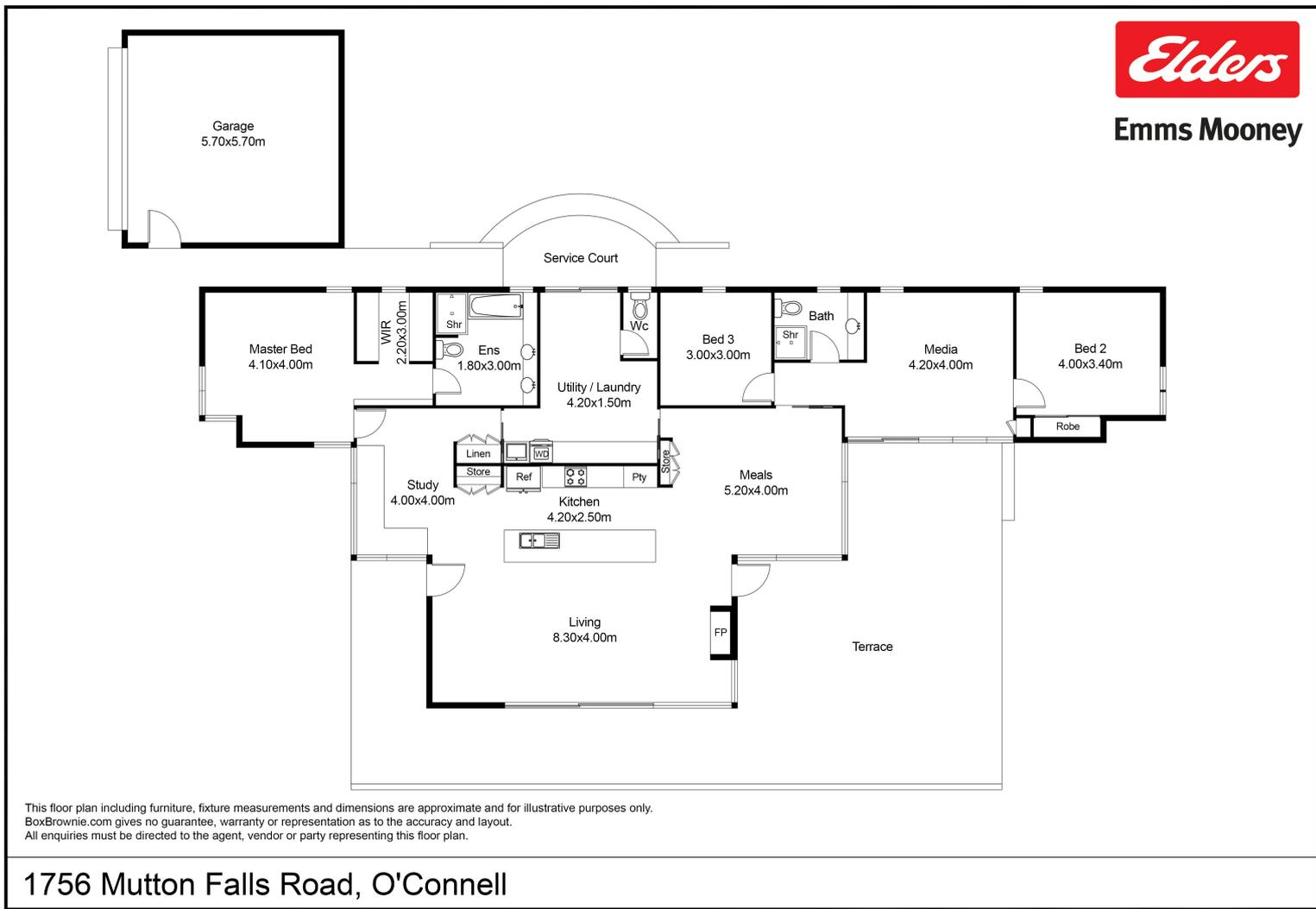
Bathrooms 3











This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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