



1825 Mutton Falls Road, O'CONNELL, NSW 2795

"Lavender Gully"

7.24 hectares, 17.90 acres

The perfect little lock up and leave weekender or build your perfect home in the beautiful sought-after O'Connell Valley.

- Approx. 17.9 acres, slightly undulating north facing land with district views
- Perfectly positioned between Bathurst and Oberon - 25km* to Oberon, 24*km to Bathurst and 184*km to Sydney
- Building entitlement (subject to council DA approval).
- Mains power connected
- 11*m x 11m* Colorbond shed, with power connected, concrete floor, and a loft (more work to be done to be completed) with plumbing connected Perfect for weekend accommodation or while you build your dream home
- One dam provides water for a small herd of livestock or a horse or two or even your vegetable patch

TYPE: Auction

INTERNET ID: L39708401

AUCTION DETAILS

10:30am, Friday March
27th, 2026

CONTACT DETAILS

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

Sam D'Arcy
0401612996

- Stands of native timber provide stock shelter, privacy and some firewood supply
- Access off Mutton Falls road down a private laneway
- Just a stone's throw from the historic village of O'Connell with its primary school, iconic hotel and café
- School bus pick up point close by in O'Connell village.
- This beautiful district offers much to explore - try your luck wetting a line in The Fish River or Lake Oberon, visit Mayfield Garden, meander historic O'Connell or Tarana villages, or venture further afield to Jenolan Caves or Kanangra Walls

Opportunities to secure usable lifestyle acreage in a premiere location such as this are rare. Enjoy the tranquillity of country living and reap the long-term benefits in one of the Central Tablelands most desirable addresses. We highly recommend you book your inspection today!!

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 7.243873 hectares
- Bedrooms: 1
- Bathrooms: 1

HOMESTEAD

Bedrooms	1
Bathrooms	1







