



370 Springmount Road, OBERON, NSW 2787

'Chatham Valley' - Your Private Rural Retreat On The Duckmaloi River

42.82 hectares, 105.80 acres

Tucked away in a private setting overlooking the stunning Chatham Valley - with over 1400*m of Duckmaloi River frontage, this exceptional rural holding spans 105.8* acres and offers a three bedroom, 2.5 bathroom homestead that boasts four living areas.

As you meander up the tree lined driveway, you will feel the privacy that this property exudes, while the homestead and gardens enjoy a serene outlook across the landscape. With sound water, arable land and river frontage, 'Chatham Valley' ticks all the boxes for your private rural retreat or escape from the hustle and bustle.

Key features include:

- Conveniently located 24*km from the thriving inland township of Oberon, and 213*km from Sydney.
- 105.8* acres of quality rural land comfortably set up for cattle.
- Set in some of the districts most fertile country with rich red and grey soils.

TYPE: Auction

INTERNET ID: L40155445

AUCTION DETAILS

10:30am, Friday May 8th, 2026

CONTACT DETAILS

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

Sam D'Arcy
0401612996

- Approximately 1,400* metres of Duckmaloi River frontage, delivering a permanent natural water source and a tranquil backdrop to the property, combined with being one of the best trout fishing rivers in the district.
- A charming three-bedroom, 2.5-bathroom light filled homestead.
- Four generous living areas, providing flexibility for family living, entertaining or quiet retreat, all designed to capture the calm rural setting.
- The bright and airy kitchen features a double oven with a gas five burner cooktop, and a walk-in pantry. An attached sitting area enables intimate, casual dining with all the family.
- In the cooler months, enjoy the cosy warmth provided by two combustion fireplaces and an open fireplace.
- Enjoy meals on warmer nights on a pergola covered veranda that seamlessly links the home with the established garden.
- The homestead was the heart of the historic 12,000* acre "Chatham Valley" holding and still features some of the original Wattle and Daub structure.
- A reliable bore and a poly tank collecting water from the large shed-roof catchment provide ample water security for the home and cabin.
- A separate two-bedroom cottage, ideal for guest accommodation or extended family, discreetly positioned to maintain privacy for both dwellings. Scope for supplementary income as an Air BnB.
- Five dams (some spring fed) and a bore ensure reliable water security across the holding
- An impressive tree lined driveway, creating a secluded approach and reinforcing the property's sense of privacy.
- Established garden and ponds, forming a peaceful and mature setting around the homestead, ideal for relaxation and outdoor enjoyment.
- Much of the garden is defined and enhanced by impressive locally sourced dry-stone walls.
- Climate - Sitting at approximately 1150m ASL the property enjoys a temperate climate, 36inch rainfall average with cool winters and mild summers, making it ideal for pasture growth. 'Chatham Valley' enjoys the occasional winter snowfall.
- Subdivided into 10*main paddocks with a central laneway system and extensive river flats.
- A 20*m x 16*m machinery shed which has a workshop while still providing enough space for all the farm equipment.
- The shedding and cattle yard provide practical infrastructure to support rural operations without compromising the property's presentation
- Close proximity to local attractions including Mayfield Garden, the historic villages of O'Connell and Tarana, renowned trout streams, as well as iconic destinations such as Jenolan Caves and Kanangra Walls.
- The perfect small farm for those seeking their country forever home, or the perfect lock up and leave property for those looking for the perfect rural retreat.

Offering an exceptional balance of privacy, water security and lifestyle appeal, 'Chatham Valley' is a rare opportunity to secure a beautiful rural holding in a quiet, tightly held location, where space, serenity and quality improvements come together in harmony.

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.

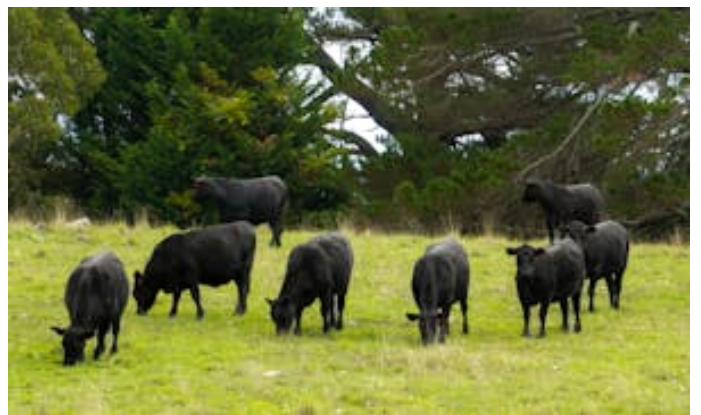
- Land Area 42.815741 hectares
- Bedrooms: 5
- Bathrooms: 3

HOMESTEAD

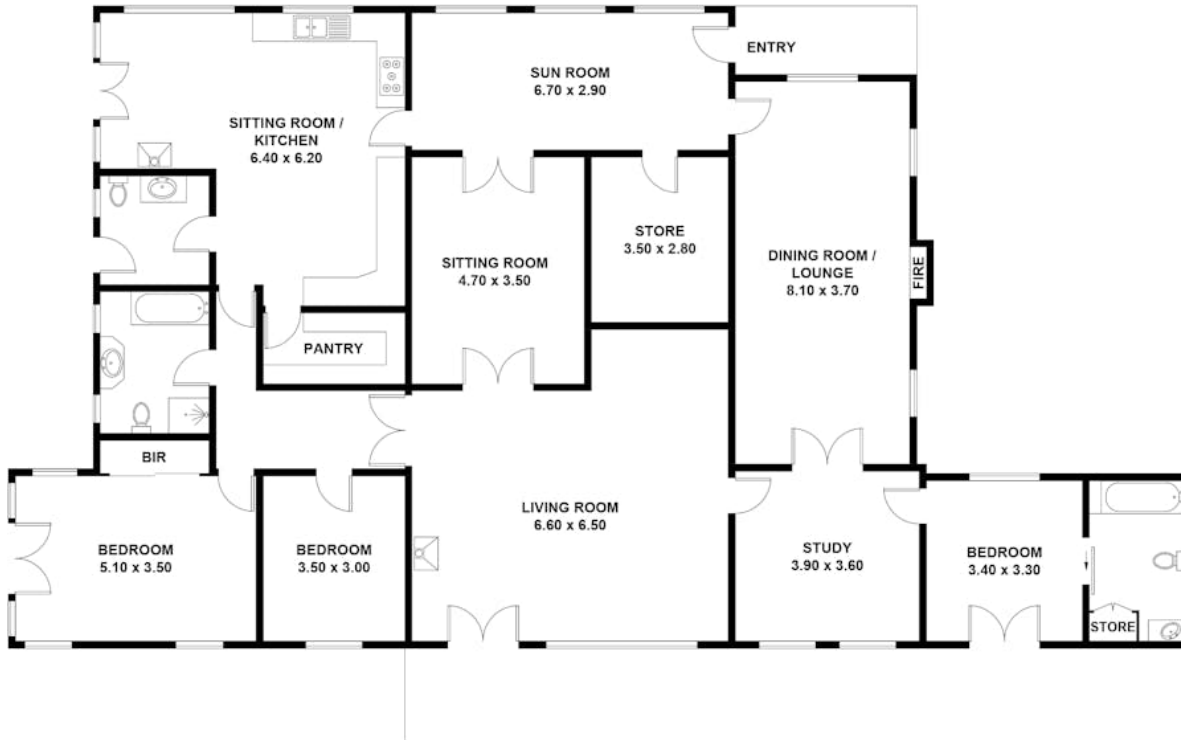
Bedrooms	5
Bathrooms	3











(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

COTTAGE

CHATHAM VALLEY

370 SPRINGMOUNT ROAD, CHATHAM VALLEY

APPROXIMATE GROSS INTERNAL AREA = 248.9 SQ M

COTTAGE = 57.8 SQ M

TOTAL = 306.7 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.