



## Lot 1, 1660 Edith Road, OBERON, NSW 2787

Idyllic Property to Build Your Dream Home!

**6.23 hectares, 15.40 acres**

Searching for your ideal small acreage to build your dream home? Or to simply escape the hustle and bustle? Look no further! This superb property is situated in the sought-after Central Tablelands high country and is a genuine rural retreat, 9.3\*kms from the thriving town of Oberon, and within easy reach of the Blue Mountains and Sydney.

- Approximately 15.39\* acres (6.231\*Ha) of undulating country that offers fantastic views spanning across the valley.
- Just an 9.3\*km drive to Oberon town centre and only 179.3\*km to Sydney CBD.
- Dwelling entitlement (STCA), perfect for building your dream home or weekend getaway, with building sites to take advantage of the charming views.
- Fertile soils, secure fencing and shelter trees enabling currently running cattle, but would equally be ideal to run some horses or sheep.
- Butterfactory Creek meanders through part of the property supplying a reliable water

**TYPE:** For Sale

**INTERNET ID:** L40213016

**SALE DETAILS**

For Sale

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Dallas Booth**

0427668335

source.

- Set at approximately 1100\* ASL, you will experience a genuine cooler climate, and occasional winter snowfall.
- The beautiful Oberon district offers many destinations to explore - try your luck fishing in Lake Oberon, visit Mayfield Gardens, meander historic Tarana, Hampton or O'Connell villages or enjoy a trip to Kanangra Walls.

This offers an opportunity to acquire a holding in this very tightly held sector of the Central Tablelands, with properties of this size and landscape that include a dwelling entitlement rarely coming to market. An inspection will not disappoint and is highly recommended!!

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 6.231 hectares



