



## 1460 Ophir Road, ROCK FOREST, NSW 2795

'Kiah Park'

**28.73 hectares, 71.00 acres**

Elders Emms Mooney is proud to present 'Kiah Park', a beautifully renovated lifestyle property set on approximately 71\* acres in the picturesque Rock Forest district. Showcasing sweeping rural views, this exceptional offering provides the ideal balance of comfort, space and functionality for families seeking a relaxed country lifestyle.

The renovated home is warm and inviting, centred around a spacious living area with a wood fireplace, flowing through to the dining space and well-appointed kitchen. Four generous bedrooms provide comfortable accommodation, including a master suite with ensuite and underfloor heating, while all remaining bedrooms feature built-in storage. The main bathroom has been tastefully updated and also includes underfloor heating.

A large covered alfresco area creates the perfect space for entertaining while enjoying the peaceful rural surrounds.

Adding further appeal is a separate two-bedroom granny flat with its own living area, kitchenette, bathroom and attached garage - ideal for extended family, guests or

**TYPE:** Auction

**INTERNET ID:** L41449813

### **AUCTION DETAILS**

10:30am, Friday July 24th, 2026

### **CONTACT DETAILS**

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

**Peta Cutler**  
0401860497

supplementary income.

The property is well-equipped for rural living with quality infrastructure including cattle and sheep yards, a loading ramp, secure fencing, two free-range chicken pens, a large tree-lined dog yard with high fencing, fenced vegetable gardens and a garden shed. A fenced tennis court and separate workshop/garage further enhance the property's appeal.

Set in a peaceful and private location, 'Kiah Park' delivers the space and infrastructure to enjoy a true country lifestyle, all within approximately 20\* minutes of Bathurst.

Key Features but not limited to include:

- Renovated four-bedroom home
- Master suite with private ensuite and underfloor heating
- Built-in wardrobes to additional bedrooms
- Spacious living area with wood fireplace
- Four split-system air conditioners
- Renovated bathrooms with underfloor heating
- Large covered alfresco entertaining area
- Separate two-bedroom granny flat
- Three garages including detached garage/workshop
- Bore with 22,000 litre holding tank
- Four rainwater tanks (3 x 22,000 litre + 1 x 13,000 litre)
- Cattle yards, sheep yards & loading ramp
- Two free-range chicken pens
- Large dog yard with high fencing
- Fenced sporting area/tennis court
- Fenced veggie patch
- Garden shed/cubby house
- Four-bay shed (no power connected)
- Shipping container included
- Picturesque creek and dam

To arrange an inspection or for more information contact Peta Cutler on 0401 860 497 or one of our Elders Emms Mooney agents on 02 6331 0744.

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 28.732681 hectares

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

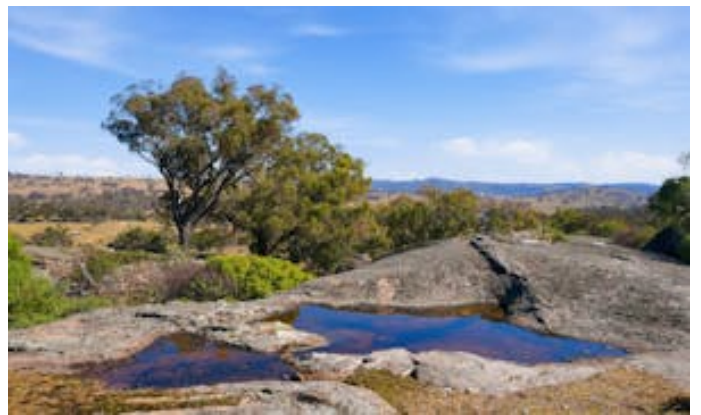
- Bedrooms: 6
- Bathrooms: 3

## HOMESTEAD

Bedrooms	6
Bathrooms	3











STUDIO/GARAGE

 1460 OPHIR ROAD, ROCK FOREST  
APPROXIMATE GROSS INTERNAL AREA = 302.3 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.