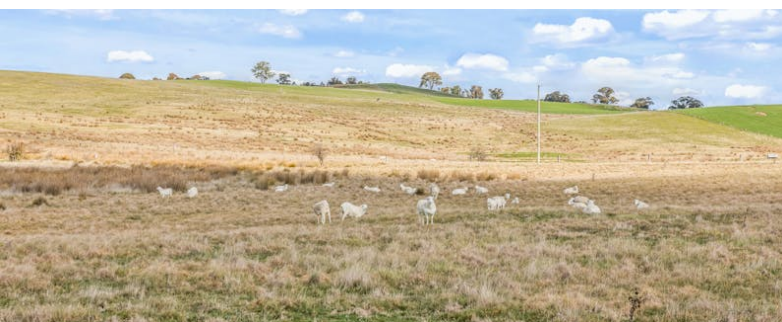




2225 Hobbys Yards Road, BARRY, NSW 2799

Develop or Enjoy the Rural Lifestyle

24.28 hectares, 60.00 acres

Offering a genuine opportunity to secure a rural lifestyle property with reliable water, existing infrastructure and future development potential, this holding provides an excellent base for buyers looking to create their own country retreat. The original bluestone residence is in need of significant repairs, allowing the next owner to renovate, rebuild or explore the wider possibilities of the property.

- Original bluestone residence requiring significant repairs
- Two bedrooms positioned at the front of the home
- Lounge room with fireplace
- Kitchen with wood oven and additional rear kitchen area
- Secure house yard
- Three dams, including two spring fed dams and one capturing surface runoff

TYPE: Auction

INTERNET ID: L41745593

AUCTION DETAILS

10:30am, Friday August 28th, 2026

CONTACT DETAILS

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

Kurt Waterford
0439642390

- Approximately 15 metre water well
- 5,000 litre and 22,500 litre water tanks
- Backbone power infrastructure available on the property
- Native pastures suitable for grazing
- Existing basic cattle yards
- Approximately 6m x 6m shed with concrete floor
- Original one stand wool shed (equipment not inc) measuring approximately 4m x 6m
- 25 tonne cone bottom silo
- Triple carport
- Potential to create four additional lots, subject to council approval
- Approximately 13 minutes to Blayney, 40 minutes to Bathurst, 43 minutes to Orange & 3hr 15min to Sydney

With good water, useful rural improvements, power infrastructure and potential for future subdivision, this property offers the foundations for a rewarding rural lifestyle. Whether renovating the existing home, establishing a new residence or investigating the development potential, the property provides a range of options for its next owner.

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 24.281139 hectares
- Bedrooms: 2
- Bathrooms: 1



HOMESTEAD

Bedrooms	2
Bathrooms	1







