

**104 Arties Road, Oberon, NSW 2787**



**Lifestyle For Sale**

Tuesday, 21 November 2023

104 Arties Road, Oberon, NSW 2787

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 13 m2**

**Type: Lifestyle**



Dallas Booth  
0427668335



Matthew Howle  
0447081034

## **Auction - Friday 15th December from 10:30am**

Welcome to "Rivers Edge" - offering the rarest of opportunities to acquire your own 33\* acre holding on the Fish River, in this tightly held region of the Central West. Located in this picturesque setting only 17\*km from Oberon and a mere 190\*km from Sydney's CBD, this unique property is brimming with potential just waiting to be fulfilled, and our instructions are to sell!! • 13.41\* Ha (33.13\* Acres) of arable land, with river flat, and some undulating country that's complete with a stunning rock escarpment at the highest point, with views of the rolling countryside. • 320\* Metres of Fish River frontage, ideal for the avid fisherman, kayaking, swimming, gold panning just to name a few of the recreational possibilities. Properties along the permanent Fish River are tightly held and rarely come to the market. • Four bedroom, two bathroom, two story home that is awaiting completion and council approval. What has been completed is quite lovely and has endless possibilities. One step inside and you will feel exactly what this home could be once completed. Due to circumstances, the home has not been able to be finalised, and now you have the opportunity to help it reach its full potential. • North facing, with a large timber deck to take in the scenic views of the river and countryside, what has been completed is genuinely beautiful, and has real potential to become your forever home, investment opportunity or stunning rural retreat. • The property is ideal to run some stock. Currently running some cattle and sheep, it would also be ideal for horses. • Included in the sale is a 20\*ft shipping container, double bogey caravan, concrete floor shed, like new slate pool table, all furniture and trimmings, and is being offered as a walk in / walk out sale. • Enjoy some of the districts tourist attractions right at your doorstep - the quaint village of O'Connell with its newly reopened historic pub, café, Mayfield Gardens, village of Tarana, Jenolan Caves, Kanangra Walls or countless forests and river systems for fishing, mushroom picking, bushwalking, horse riding, 4WDing and more. Properties rarely present themselves in this tightly held region and offers you an affordable chance to purchase with the scope of completing your forever home, investment opportunity or idyllic country retreat. This property is offered for a genuine sale and is not to be missed. Contact us to 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.