

1091 Hazelgrove Road, Oberon, NSW 2787



Other For Sale

Tuesday, 30 April 2024

1091 Hazelgrove Road, Oberon, NSW 2787

Bedrooms: 3

Bathrooms: 3

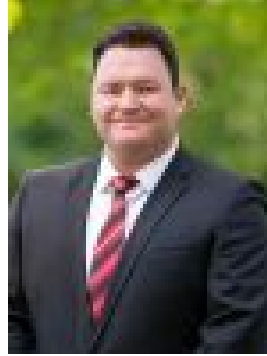
Parkings: 3

Area: 236 m2

Type: Other



Sam Darcy
0401612996



Dallas Booth
0427668335

Auction - Friday 7th June from 10:30am

Located only 14* kms from Oberon, and a mere 174* kms from Sydney CBD, you will find 'Pomeroy Farm' - a 237* Ha (585* Acre) property with an abundance of farming and recreational opportunities. With excellent water, valley views, extensive infrastructure and homestead, holdings of this size are rarely offered in this tightly held area. • Approximately 585* Acres (237* Ha) of undulating grazing country combined with timber stands, that is currently running as a cattle breeding enterprise. • Good access with sealed road to Oberon and Sydney. • Water is a feature, with 11* Dams including some spring fed, two bores (one solar powered and one 240v) and two creek frontages. There are also over 200,000*L of freshwater storage via three concrete tanks, as well as numerous poly tanks throughout the property to maximize your water storage. • The cleared, arable areas are predominantly grasses and clovers, currently running 60 cows and calves. • A stunning waterfall that flows through the property provides the ideal setting for camping, swimming or a family picnic. The timbered areas also provide perfect horse or trail riding opportunities, exploring, four-wheel driving or observing some of the wildlife on offer. • The two-storey brick veneer home nestled in a beautiful, established, cool climate garden consists of three bedrooms, the master boasting an ensuite, two bedrooms upstairs, two living areas, an extra bathroom on each level and a study / library that could easily be a fourth bedroom. • Stay comfortable all year around - enjoy the cooler months with the warmth provided by the slow combustion wood fire and the warmer days with the two split system air conditioners. • 6.5*Kw solar system installed helps to alleviate some of the power consumption for the home, with the panels facing north so to be exposed to the maximum amount of sunlight. • 18*m x 8*m Machinery shed with three bays (one of which is enclosed) plus a 12*m x 7*m enclosed shed with mezzanine level - both sheds complete with concrete floors and power. • Working shearing shed that also offers extra storage and useable cattle yards are included. • Climate - the Central Tablelands enjoys a temperate climate, with cooler winters and mild summers, making it ideal for pasture growth. • At around 1000* ASL 'Pomeroy Farm' enjoys lovely views of the valley, good rainfall and occasional winter snowfall. If you are searching for an opportunity to secure medium sized holding in this fantastic location, it will be hard to look past 'Pomeroy Farm'. This property is awaiting the astute buyer to help it reach its full potential. Don't miss your chance, book an inspection today!! Auction: Friday 7th June, 2024 from 10:30am The Auction Centre 152 William Street, Bathurst Sam D'Arcy | 0401 612 996 Dallas Booth | 0427 668 335 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.