

1387 Mutton Falls Road, O'Connell, NSW 2795



Other For Sale

Monday, 15 April 2024

1387 Mutton Falls Road, O'Connell, NSW 2795

Area: 217 m2

Type: Other



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Auction

The team at Bowyer & Livermore are pleased to present to the market "Bundaleer Downs", an opportunity to secure a sizable grazing property with significant upside. "Bundaleer Downs" is located at O'Connell within the ever-popular Fish River Valley, being just 6*km to O'Connell Café and Pub, 14*km to Tarana, 28*km to both Bathurst and Oberon and 176*km to Sydney CBD. The property is uniquely positioned with 3 road frontages (Mutton Falls Road, Boltions Lane and Carlwood Rd) and 4.5*km of road frontage, lending itself to future development opportunities (STCA). "Bundaleer Downs" features and improvements include but are not limited to the following:

- Gently undulating and open grazing country
- Subdivided into 10* main grazing paddocks with generally good fencing
- Pastures include mostly natives with sub clovers and some Phalaris
- Approx 1,300*m frontage to the Rainville Creek and 16 various size stock water dams
- Pump on Rainville Creek and concrete header tank
- Beautiful stands of eucalypts, including large yellow box are scattered over the property
- 2 homes both positioned with stunning rural views to the north and power connected, both houses require significant renovation
- Steel cattle yards with loading ramp
- Wool shed and sheep yards
- Open 3 bay hay shed
- 4 bay machinery shed (2 bays lock up)
- Livestock shed suitable for dry sheep storage or small livestock
- Average annual rainfall is approx. 27* to 28* inches
- 16 titles, ideal for future development subject to council approval
- Granite loam soils

"Bundaleer Downs" offers a rare opportunity within the Central Tablelands district of NSW to secure a property with a sensational scenic landscape, scale and a remarkable opportunity for development (STCA), making "Bundaleer Downs" an ideal landbank of the future. Don't miss your opportunity to secure "Bundaleer Downs", contact James Walton on 0404729509 to arrange your inspection. Land size Approx: 538 acres*Approximately(STCA) - Subject to council approval

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale.