

1833 O'Connell Rd, O'connell, NSW, 2795

B&L BOWYER
& LIVERMORE

Sold Rural

Friday, 12 May 2023

1833 O'Connell Rd, O'connell, NSW, 2795

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Type: Rural



Greg Ryan

O'Connell Plateau Grazing - 108Ha or 268Ac

Sold Sold Sold

"Arrowhead Station"

Bowyer & Livermore are pleased to present for auction Arrowhead Station, O'Connell. Ideal plateau grazing property, perfect for a mixed grazing enterprise of cattle, sheep or goats. Offering quality improvements and spectacular views for as far as the eye can see.

- Located less than a 10-minute drive to the historic O'Connell pub and café, only 190*km from Sydney CBD, 30*km from Bathurst, and 21*km from Oberon
- Situated more than 1000*m ASL, "Arrowhead Station" enjoys a cooler climate, low humidity and views over O'Connell and Bathurst
- The farm is fenced into 4 main grazing paddocks and three holding paddocks, all paddocks have a dam for stock water, 7 dams in total
- Boundary fence is 100*% new and internal fencing is 90*% new with Waratah & Clipex and all fence lines cleared with dozer prior to erection
- Reticulated water system to weekender, sheds and stock yards, 95,000*Litre freshwater storage
- Annual rainfall of 708*mm or 28*in
- Private gravel quarry on the property that has been fenced off separately with direct access from the road
- The main weekender accommodation offers 2 bedrooms, kitchen living and bathroom and located in 2 bays of the 18*m x 8*m Colorbond shed, 1 bay is an enclosed workshop with a 3*kW solar system and a 6*kVA backup generator
- An additional weekender, designed, positioned and orientated to maximise the views, 9*m x 7*m. Consisting of 2 bedrooms, kitchen, living and bathroom and is 70*% finished (lockup), plumbing, electrical and decking are completed and has spectacular views over O'Connell to Bathurst, ideal for additional income as an Air B'n'B
- Mobile phone and wireless internet services available
- There are several excellent building sites available that will offer you the views that you can only dream of
- 5 bay, 13*m x 22.5*m machinery shed, workshop – 20*ft lock up shipping container
- Clipex sheep yards, goat handler and load ramp, Clipex cattle yards, crush and loading ramp, both with stock water
- 20*m round yards with 100*mm crushed granite base and 200*mm of washed sand
- Pastures fertilized and weed management programme in place

•
Council Rates \$967.49, Yr 22/23

"Arrowhead Station" offers you the rare opportunity to build the home of your dreams and to operate a property with multiple income streams. Once you, your family and friends experience what "Arrowhead Station" has to offer there will be no other place you will want to be.

Inspect today on the agent's recommendation

*Approximately

ASL - Above Sea Level

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 as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.