

2333 Rockley Road, Rockley, NSW 2795



Sold Other

Wednesday, 18 October 2023

2333 Rockley Road, Rockley, NSW 2795

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 305 m2

Type: Other



Sam Darcy

0401612996

\$3,050,000

Here is your opportunity to secure a large scale, productive holding with sub-division potential in the highly regarded Central Tablelands high country, located on the doorstep of Rockley. Nestled into the slopes to the north of the historic village of Rockley, "Hill View" offers the astute buyer 755.06* acres of fertile soils, excellent water and panoramic views over the village and the surrounding countryside. Located 31*km from the thriving inland city of Bathurst and 215*km to the Sydney CBD, a holding boasting the scale and location of "Hillview" rarely comes to market in this tightly held region. FEATURES: • Approximately 305.57* Hectares (755.06* Acres) lending itself to a sheep/cattle breeding and finishing enterprise. • Excellent access with 1.9*km road frontage to Rockley Road and Lagoon Road. All sealed roads to Rockley and its newly renovated pub, and to Bathurst with its excellent education infrastructure, agricultural services, medical facilities and shopping centres. • The Sydney CBD is only 215kms away • Excellent water with a reliable bore (which pumps to header tank to gravity feed troughs), several dams and Peppers Creek also meandering through part of the property. • Set in high-capacity undulating country with heavy red and grey loam soils, ideal for breeding, grazing, and finishing stock, with native timber stands scattered across the property, providing ample, picturesque stock shelter. • The property is predominantly pastures consisting of rye grass, clovers, cocksfoot and phalaris. • The property is subdivided into 13*main paddocks designed for easy stock movement, and pasture management. • Sitting at around 1000*m ASL the property enjoys a temperate climate, 720*mm average annual rainfall with cool winters and mild summers, making it ideal for pasture growth and livestock performance. • The main homestead sits high on the property and features 3 bedrooms, a study, sitting room and elevated views of the surrounding countryside. • A second 2 bedroom dwelling is suitable for supplementary accommodation. • Well maintained and improved infrastructure, with steel sheep yards, steel cattle yards with crush and loading ramp, 16*m x 8*m machinery shed with a lockable bay and a flat bottom silo. • Located adjacent to historic Rockley with its iconic pub, annual rodeo and heritage buildings. AN OUTSTANDING TABLELANDS PROPERTY - this attractive, fertile grazing property offers a smooth transition for the astute buyer looking at beef and/or lamb production. The heavy red and grey loam soils, combined with the location reliable rainfall and cool temperate climate make for excellent pasture country, the type of country the Central Tablelands is renowned for. 'Hillview' is now ready for someone to run its full potential. Properties of this size and calibre are hard to come by in this tightly held area. Inspection is strongly recommended and will certainly not disappoint. 'Hillview' is to be offered for sale by public auction on 24th of November 2023. 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.