

**560 Hopes Road, Oberon, NSW 2787**



**Mixed Farming For Sale**

Wednesday, 14 February 2024

560 Hopes Road, Oberon, NSW 2787

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 380 m2**

**Type: Mixed Farming**



Sam Darcy  
0401612996



Dallas Booth  
0427668335

## Auction - Friday 22nd March from 10:30am

Here presents a rare opportunity to secure a large scale, productive holding and winery in the stunning Essington region of the Central Tablelands high country. Welcome to "Bellbrook" - Home of Bellbrook pastoral cattle breeding. This 941.33\* acre gem is a highly desirable property that has everything - excellent water, beautifully situated homestead, winery, vineyard and extensive improvements that offers so many opportunities. Located a mere 24.1 \*km from Oberon, and 203.5\*km to the Sydney CBD. Properties the scale and location of "Bellbrook" rarely come to market in this tightly held area. • Approximately 380.94\* Hectares (941.33\* Acres) currently running as a cattle breeding, and finishing enterprise, that has also previously run sheep. • Set in high-capacity undulating country with a combination of grey loam soils and red ridges, ideal for breeding and finishing livestock, with native timber stands scattered across the property, providing livestock shelter. There are also ten areas fenced off for a native tree growing program that is in place throughout the property. • 'Bellbrook Friends Wines' has medal winning Pinot Noir and Chardonnay, producing 1500\*L annually. With an established vineyard and shed winery, this allows for an easy transition into the wine sector, while enjoying the other business and lifestyle opportunities this property offers. • A reliable bore and tank / trough system in place, aiding in drought proofing the property. • Water is a feature! 12\* dams and approximately 2.4\*kms of Sewell's Creek frontage along the western boundary, while Badgers creek meanders through the property. • Renovated and extended 3-bedroom, 2-bathroom homestead, with sun drenched living and expansive northerly views, with sitting rooms, sunrooms and verandas designed to take advantage of the stunning aspect. • With two combustion wood fires in the two living rooms to enjoy in the cooler months. • Master bedroom features an ensuite and walk in wardrobe. The homestead also incorporates a study and office. • Reduce your electricity consumption via the 4\*kw solar system installed. • Accommodation is provided through a one-bedroom loft above the winery - offering guests / friends to enjoy the harvest. • A separate one-bedroom cottage also offers further accommodation within close proximity of the homestead. • On the banks of Sewell's Creek, you will find the historic old mud Pise hut, offering a genuine insight into the early settlement along Sewell's Creek. • The property is predominantly improved pastures consisting of rye grass, clovers, cocksfoot, and phalaris. • Property is divided into 15\* main paddocks with lane way for easy stock movement. • Sitting at just over 1000\*m ASL the property enjoys a temperate climate, 800\*mm average annual rainfall with cool winters and mild summers, making it ideal for pasture growth and livestock performance. • Approximately 125\*Ha of the property is pristine native bushland on a separate title. With a lovely billabong that is ideal for camping and picnics, a gravel pit, and stunning views, this offers both sub-division potential, or the chance to enjoy recreational activities such as horse riding, bushwalking, motorbikes and 4WDs. • A solid 3 stand shearing shed with adjoining steel sheep yards and ramp. • Steel cattle yards with all-weather access, undercover crush and ramp. • Four bay machinery shed including enclosed workshop, with extensive hay storage via two large sheds, and a 30\* tonne silo. AN OUTSTANDING TABLELANDS PROPERTY WITHIN 205\*KMS OF SYDNEY- this attractive, fertile grazing property offers a smooth transition for the astute buyer looking for the perfect package. With heavy red and grey loam soils, reliable rainfall and cool temperate climate make for excellent pasture country, while offering the award-winning wine, vineyard and supplementary business opportunities, properties of this size and calibre are hard to come by in this tightly held area. Inspection is strongly recommended. 'Bellbrook' is to be offered for sale by public auction on 22nd of March. Contact agents for further information or to arrange an inspection. 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.