



FOR SALE

SPECTACULAR ROCKLEY ESTATE & FARM ON 290 ACRES

"TARA" FARM & RESIDENCE AT 2314 ROCKLEY RD, ROCKLEY NSW 2795

6 BED / 4 BATH / 4 CAR / 117 HECTARES / 290 ACRES

Welcome to "Tara"—an extraordinary 290-acre haven that offers an unrivalled blend of natural beauty, modern luxury, and limitless potential. Situated just 1.5 kilometres from the historic village of Rockley and a scenic 32 kilometres from Bathurst via a smooth bitumen road, this property is the epitome of rural elegance and opportunity.

Tara has been a successful Dorset sheep farm running up to 300 breeder ewes. It is a prime cattle country with an estimated carrying capacity of 70 breeding cows and their progeny. The land is predominantly cleared and has an excellent water supply. The vendor has also been approached to agist dairy cattle and been offered \$800 pw agistment. The land offers versatility and profitability, with ten hectares of rich, deep soil currently growing lucerne for hay and silage, while the rest of the property boasts undulating topography, perennial pastures, and established planted tree lines.

WATER: Four dams (2 spring fed)

Arkell Creek with riparian pumping rights (to pump out of) plus Peppers Creek on boundary of property

144,000 of fresh water storage supporting home / cottages from huge roof catchments

RAINFALL Average annual rainfall 705.9mm

ELEVATION: 890m (Homestead) Rockley is 854 m

TARA HOMESTEAD & GARDEN 4 BED / 2 BATH / 2 CAR

Tara Homestead is a stunning country home offering the following features:

- Large undercover wrapping front veranda, ideal for guest entertaining with a great outlook looking over the established cool climate garden.

- Modern Kitchen with island bench, dishwasher and plenty of storage

- Huge open plan Family and living room with new window shutters, wall-mounted heating and cooking and a warm and cozy fireplace

6 BED | 4 BATH | 10 CAR

PRICE:

\$2,600,000

OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
@Realty gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.



"Tara" 2314 Rockley Rd, Rockley NSW 2795

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.