



## 111-112 Browns Road, MANDALONG, NSW 2264

Mandalong Ridge - 100 acres + 2 titles = the ultimate farm lifestyle

**40.47 hectares, 100.00 acres**

Welcome to Mandalong Ridge â## a rare 100-acre holding across two titles that captures the very best of rural living. With a rich history of cattle, cattle breeding and equine use, this property is set amongst rolling green paddocks with a rugged bushline backdrop, offering a unique blend of lifestyle and opportunity. The existing five-bedroom, three-bathroom residence was thoughtfully designed to accommodate both a growing family and a fully self-contained one-bedroom flat under the same roofline, with the flexibility to convert easily back into one expansive family home. Perfectly comfortable as it stands, the home also presents enormous scope for renovation, redecoration, or even the addition of a second dwelling (STCA), making it an ideal canvas for those ready to create their dream farm lifestyle.

The Home:

- 5-bedroom home split â## 4 bed, 2 bath / 1 large 1 bedder with 1 bathroom separate
- Ensuite to main
- Air conditioning

**TYPE:** Auction

**INTERNET ID:** 124P2299

**AUCTION DETAILS**

11:00am, Sunday October 26th, 2025

**CONTACT DETAILS**

**Elders Advantage Group**

2/8 Billbrooke Close  
Cameron Park, NSW  
02 4013 1929

**Ricky Briggs**

0400 312 136

- Flexible floor plan to renovate
- Outdoor entertainment space with amazing views
- Double lock up garage + carport
- Dual water tanks

The Farm:

- 40.72ha | 100.62 acres
- Dual address & two titles providing plenty of upside. 10ha & 30ha parcels
- Multiple Dams / water resources with flowing creek to rear
- Approx 23k Irrigation water tank at top of property for gravity fed lines
- 3 bay machinery shed | 1 side enclosed, 2 open bays
- Good pasture to comfortably run 30-40head cattle
- External fencing is in good order
- Good arability on both titles
- Existing cattle ramp and crush (old condition)

The Location:

- Approx 4.5km to M1 Motorway
- Approx 5.2km to Morisset Industrial Estate
- Approx 6.7km to Morisset Central with Shops, Cafes & Railway
- Approx 7.7km to Morisset Primary & High Schools

Mandalong Ridge is more than just a property & it's a chance to embrace the freedom of wide-open spaces while being surrounded by natural beauty and endless potential. Whether you're looking to continue its proud rural legacy, build a thriving farm lifestyle, or create a country retreat with room for generations to enjoy, this is a rare opportunity to secure acreage with scale, history and heart.

\*\*\* To register to bid for the Auction please visit this link  
<https://buy.realtair.com/properties/188953> \*\*\*

Elders Advantage Group has sourced this property information from what we believe to be reliable sources; however, we do not guarantee its accuracy. Prospective buyers are encouraged to conduct their own independent investigations. All photographs, maps, and images are for marketing purposes only and are intended to be indicative representations.

- Land Area 40.468564 hectares
- Bedrooms: 5
- Bathrooms: 4

## HOMESTEAD

Bedrooms	5
Bathrooms	4















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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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