



## 63 Manusu Drive, MENDOORAN, NSW 2842

**10.41 hectares, 25.72 acres**

Nestled in the heart of nature, this beautifully renovated 3-bedroom cottage offers a lifestyle of tranquility and natural beauty, just a stone's throw away from the charming village of Mendooran. Here's why this property is your next dream home:

â## Spectacular Views: Embrace the majesty of nature from the expansive front and rear decks, boasting stunning vistas of the Warrumbungle peaks on the northern horizon. Your daily life will be a masterpiece of beauty.

â## Comfortable Living: The cottage features 3 bedrooms, all with built-in robes, and a spacious bathroom with a bathtub, shower, and vanity. The open-plan kitchen, lounge, and dining area is graced with polished timber floors, reverse cycle A/C, and a wood burner for year-round comfort.

â## Versatile Space: The garage has been converted into a large office, perfect for an executive, complete with 10 power points, reverse cycle A/C, full insulation, and plush carpeting.

â## Efficiency and Sustainability: Harness the power of the sun with 18 solar panels.

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**TYPE:** Sold

**INTERNET ID:** 300P110634

**SALE DETAILS**

**\$460,000**

**CONTACT DETAILS**

**Elders Real Estate**  
36 Wingewarra Street  
Dubbo, NSW  
02 6881 7800

**Andrew Kierath**  
0418 346 337

You also have the convenience of town water connection and power supply to both the house and the separate office.

### Storage and Security: A lockable storage shed with concrete floors and roller doors, plus a drive-through carport, ensure ample space for your tools and vehicles.

### Farm-Ready: New hinge-joint fencing with ironbark posts sets the scene for agricultural endeavors. There's a new fox-proof chicken coop and run, a garden shed.

### Nature's Bounty: The property boasts a variety of timber, including large eucalyptus trees, wattle, cypress pines, and ironbark. Thoughtful contours facilitate waterflow across the land.

### Limitless Activities: The expansive property offers a vast canvas for lifestyle pursuits, farm animals, bird watching, and mountain bike riding. Nature's wonders await at your doorstep.

### Outdoor Enthusiast's Paradise: Connect with the great outdoors, as this property is only 630 meters from the Central West Cycle Trail and provides access to a network of fire trails in the Goonoo State Conservation area, with multiple access points for exploration.

### Local Culture: Immerse yourself in the emerging food culture of Mendooran, home to cheese and whisky producers who are crafting delights that tantalize the senses.

**Convenient Location:** Situated just 3.9km from Mendooran, this property is easily accessible to Dunedoo (42km), Gilgandra (55km), Dubbo (70km), Mudgee (117km), Newcastle (333km), and Sydney (381km). A world of convenience with a rural embrace.

Don't miss the chance to make this stunning cottage your own and immerse yourself in a life of natural beauty, comfort, and limitless opportunities. Contact us today to experience the magic that awaits you in this rural paradise. Your dream home is calling!

- Land Area 10.41 hectares
- Bedrooms: 3
- Bathrooms: 1



**HOMESTEAD**

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>















