



220 Bilamurru Road, MENDOORAN, NSW 2842

Discover a unique retreat at 220 Bilamurru Road, Mendooran-a 39.56-acre paradise blending luxury, sustainability, and rural charm.

This eclectic property is a dream for those seeking an escape with abundant infrastructure and thoughtful amenities.

Luxury Converted Shed: The main shed, a 15m x 9.5m marvel, offers high-ceiling luxury living with a 4.5m ceiling height. Featuring two bedrooms, two bathrooms, and a vast living space with a wood burner, reverse cycle air conditioning, and ceiling fans, it's designed for ultimate comfort. The mezzanine floor and kitchenette make it perfect for entertaining, while double sliding doors open to an enclosed concrete deck. Every detail is crafted with high quality.

Self-Contained Granny Flat: Ideal for guests or extended family, the granny flat has open-plan living, a full kitchen, and a covered front deck, with additional protection from a surrounding shed that ensures cool comfort year-round.

Exceptional Infrastructure: The property includes a fully fenced perimeter, a 3-bay shed with a high roller door, and a bore that supplies high-quality water for both stock and domestic use. It also offers two 25,000-liter water tanks and a power connection with a

TYPE: For Sale

INTERNET ID: 300P167212

SALE DETAILS

Asking \$590,000

CONTACT DETAILS

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new transformer, making this an ideal off-grid oasis.

Cabin with AirBnB Potential: A single-bedroom cabin with an attached toilet/laundry and a covered deck provides cozy additional accommodation. Whether for family or income potential, it's an excellent bonus!

Outdoor Adventure Awaits: Approximately 60% of the land is timbered, featuring ironbark, eucalyptus, and wattle trees with trails perfect for nature enthusiasts. Plus, you're a short stroll from the Castlereagh River, ideal for cooling off on summer days.

Prime Location and Nearby Attractions: Just 14km from Mendooran and 84km from Dubbo, you're close to local gems like the Black Gate Distillery, Blue Sky Cheese, and Goonoo National Park's scenic trails.

Whether it's a lifestyle change, a family getaway, or a rental opportunity, this property offers endless potential. Escape to Mendooran-your ideal rural haven awaits!

Other features: Area Views, Bush Retreat, Creative, Existing Fitout, Heating, High Clearance, Kitchenette

- Land Area 16 hectares
- Bedrooms: 3
- Bathrooms: 3
- Ensuite







