



19L Dunedoo Road, DUBBO, NSW 2830

Edenhope – A Private Rural Haven Just Minutes from Dubbo

43.64 hectares, 107.83 acres

For Sale â## 19L Dunedoo Road, Dubbo NSW

Experience the best of country living with all the comforts of town, just 7.5km from the heart of Dubbo. Edenhope offers a rare combination of space, serenity, and sustainability across 107.83 acres (43.64 ha) of picturesque, arable land â## ideal for hobby farming, livestock, or simply enjoying a peaceful rural lifestyle.

The Homestead

A spacious 4-bedroom, 2-bathroom brick veneer residence is the centrepiece of the property â## thoughtfully designed for both family life and entertaining:

- Fresh new carpet in the living area

TYPE: Auction

INTERNET ID: 300P179277

AUCTION DETAILS

11:00am, Wednesday
December 10th, 2025

CONTACT DETAILS

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

Andrew Kierath
0418 346 337

- Three-way main bathroom for family convenience
- Built-in robes in 3 of the 4 bedrooms
- Stylishly renovated kitchen (5 years) with modern appliances and flooring
- Year-round comfort with evaporative air conditioning, a wood heater, and gas heating
- Tiled rear verandah with additional outdoor bathroom facilities â## perfect for pool days and guests
- Fully enclosed yard, circular driveway, and beautifully established gardens with mature shade trees

Sustainable Living

- 22 solar panels with a 6.6kW inverter
- 100,000L concrete rainwater tank
- Part of the Mugga Hill water scheme with 80,000L concrete river water tank and newly upgraded pipeline

Outdoor Features

- Relax and unwind in your saltwater pool with paved surrounds and pergola for shade
- 2-bay carport, garden sheds, and 3 secure dog yards
- Fully enclosed 4-bay shed with roller doors, concrete flooring in one bay, and power connected
- Additional hay shed and wooden cattle yards for rural utility

The Land

- Divided into three main paddocks with two dams
- Approximately 90% arable with red/brown loam soils
- Zoned RU2 (Rural Landscape) within the Dubbo Regional Council LGA
- Enclosure permit for paper road at the rear boundary
- Abundant native and fruit trees including Kurrajong, Claret Ash, Citrus, Norfolk Pine, Casuarinas & Stringybark

Extras & Inclusions

- Fully automated 4-station garden watering system
- Pool table included with sale
- Zoning RU2 with minimum lot size of 100ha ensuring ongoing privacy and space

Location Highlights

Nestled in the scenic Orana region, Dubbo is a thriving regional centre known for its rich history, vibrant culture, and access to the Macquarie River, Taronga Western Plains Zoo, shopping, and schooling options. With an average annual rainfall of 590mm and a warm temperate climate, Dubbo supports diverse agricultural pursuits while providing all the conveniences of a regional city.

Edenhope is more than just a property it's a lifestyle.

Whether you're looking to upsize, tree-change, or secure your own rural retreat near a growing regional hub, this is a rare opportunity not to be missed.

- Land Area 43.64 hectares
- Bedrooms: 4
- Bathrooms: 3



HOMESTEAD

Bedrooms	4
Bathrooms	3









