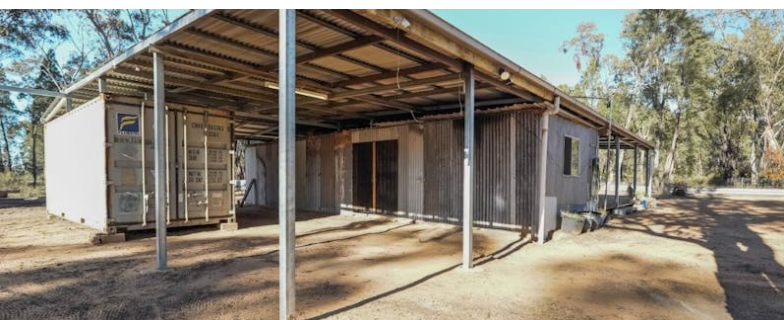




1178 Mancers Lane, BOX RIDGE, NSW 2357

Off-Grid Serenity on Box Ridge Creek – 1178 Mancers Lane, Box Ridge NSW

13.31 hectares, 32.89 acres

Discover the perfect blend of nature, privacy, and sustainable living with this unique 13.31-hectare (32.89-acre) lifestyle property nestled in the heart of the Warrumbungle Shire.

Set against a backdrop of towering Ironbark, Casuarina, and Eucalyptus, this timbered sanctuary boasts 220 metres of dual frontage to the tranquil Box Ridge Creek – your own peaceful escape.

At its centre is a cozy off-grid home, crafted from four converted shipping containers offering 2 bedrooms, a front verandah with timber decking, and modern comforts powered by a 36-panel solar system with battery storage.

The property is well-equipped for self-sufficient living with:

- A large dam, sandy loam soils, and 60,000L of total rainwater storage

TYPE: For Sale

INTERNET ID: 300P181613

SALE DETAILS

Asking \$380,000

CONTACT DETAILS

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

Andrew Kierath
0418 346 337

- A separate shed with bathroom and laundry, plus gas hot water
- Additional sheds, a 2-bay carport, and even an old caravan with rainwater tank

Secure fencing surrounds the property, offering peace of mind, while a septic system and average annual rainfall of 593mm (BOM @ Neilrex) ensure long-term livability.

Located just 18km from Binnaway and 31km from Coonabarabran, with regional hubs like Dubbo, Tamworth, and Mudgee within reach, this property is the ultimate off-grid haven @ peaceful, private, and ready for your next chapter.

1178 Mancers Lane @ where off-grid living meets the beauty of the bush.

- Land Area 13.31 hectares
- Bedrooms: 2
- Bathrooms: 1



HOMESTEAD

Bedrooms	2
Bathrooms	1



