



2L Boundary Creek Road, DUBBO, NSW 2830

SPACE, LIFESTYLE, AND POSSIBILITIES – ALL JUST MINUTES FROM DUBBO

2L Boundary Creek Road presents a rare opportunity to secure a lifestyle property that combines a welcoming homestead with wide-open land and the convenience of being close to town. Situated less than ten minutes from Dubbo, this property offers the peace of semi-rural living without sacrificing daily amenities.

The homestead has been extended over time to provide generous space for family living, now featuring five bedrooms, multiple living areas and a functional kitchen and dining zone. Designed for comfort and practicality, it offers flexibility for both everyday living and entertaining guests. Outdoors, the property continues to impress with multiple sheds, a double carport, rainwater tanks and a reliable dam, all supporting a practical lifestyle with strong infrastructure already in place. The land is perfectly suited for recreation, gardening or simply enjoying the privacy and open space on offer.

Features at a Glance:

- Spacious five-bedroom homestead with ensuite and multiple living areas
- Updated kitchen with electric cooking, plus dining with split-system air conditioning

TYPE: For Sale

INTERNET ID: 300P185441

SALE DETAILS

\$780,000 - \$820,000

CONTACT DETAILS

Elders Real Estate
36 Wingewarra Street
Dubbo, NSW
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Prajwal Shrestha
0498 866 448

- Lounge with wood fire heater, rumpus and sunroom for flexible family living
- Two bathrooms plus a separate powder room, outside laundry and 315L hot water system
- Approx. 10.2 hectares (25 acres) divided into four paddocks, including house yard
- Multiple sheds, rustic double bay with power, and a double carport
- Reliable water with a dam, a large rainwater concrete tank, an additional rainwater tank and pump system
- Less than ten minutes from Dubbo and walking distance to Beni Forest with trails and 4WD tracks

Lifestyle opportunities further add to the appeal, with outdoor recreation right at your doorstep while still enjoying the convenience of shops, schools and services close at hand.

This property is ideal for those seeking a balance between homestead comfort and outdoor freedom. With solar power, excellent water security, multiple storage options and plenty of space, 2L Boundary Creek Road is more than just a home â## it is a lifestyle waiting for you.

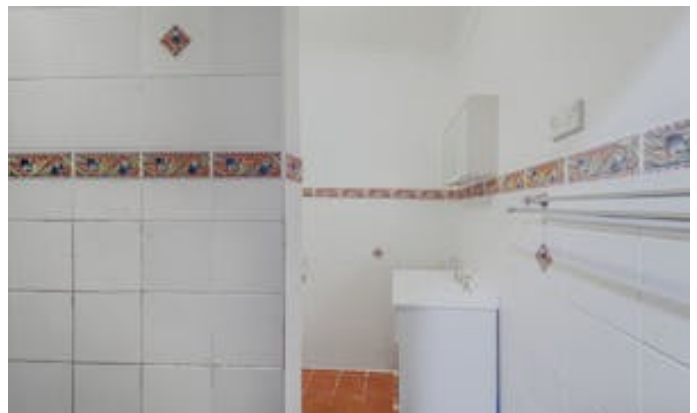
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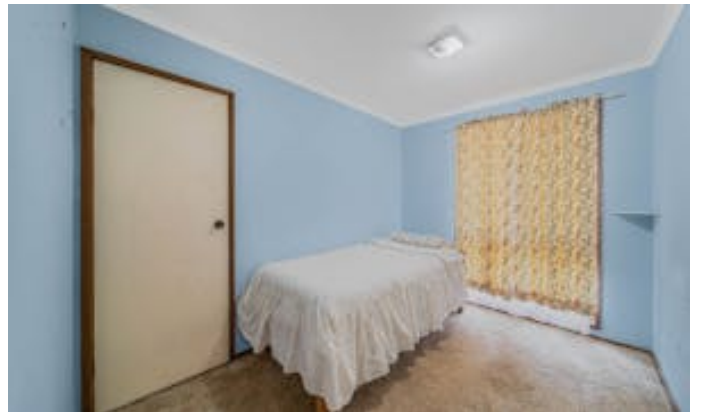
Other features: Bush Retreat, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 10.2 hectares
- Bedrooms: 5
- Bathrooms: 2
- 4 car carport
- Ensuite











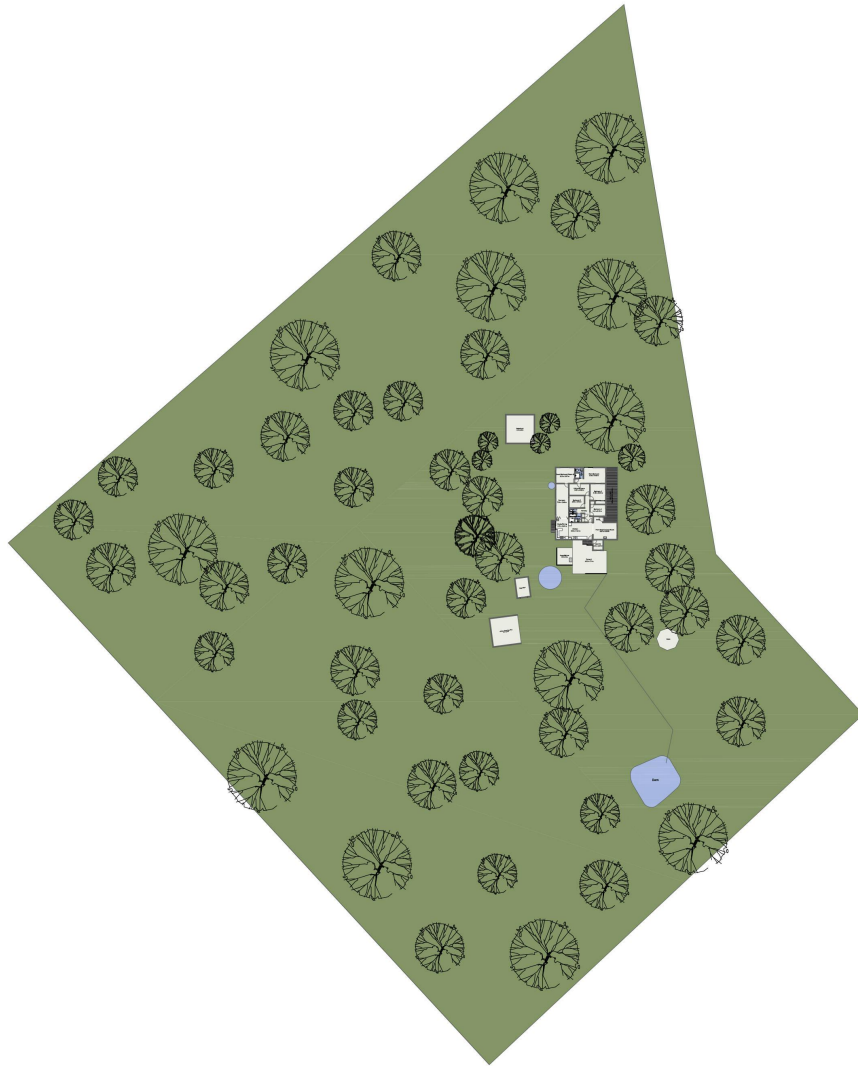
Ground Floor



Elders Real Estate 2L Boundary
Creek Road

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position





Site Plan / Ground Floor



Real Estate 2L Boundary
Creek Road

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