



22 Hawkins Lane, COONABARABRAN, NSW 2357

'The Jib' – Resort Style Living on Acreage, Just Minutes from Town

4.46 hectares, 11.02 acres

22 Hawkins Lane, Coonabarabran NSW 2357 - [4.46 Ha | 11.0 Ac]**

Welcome to 'The Jib' - an impressive resort-style retreat perfectly combining modern country living with privacy, space and comfort. Set on 11 peaceful acres just 2.5 km from the heart of Coonabarabran, this exceptional lifestyle property offers a rare opportunity to enjoy the best of both worlds - tranquil acreage living with town convenience.

The large split-level homestead has been thoughtfully designed for relaxation and entertaining. The open-plan kitchen, dining and living spaces flow seamlessly to the pool and outdoor entertaining area, creating a wonderful sense of connection and openness. The kitchen features an induction cooktop, wall oven, breakfast bar, island bench, dishwasher and abundant drawer storage, while USB charging points and practical design make everyday living effortless.

Four spacious bedrooms include a stunning main suite with cathedral ceiling, plantation

TYPE: Auction

INTERNET ID: 300P187169

AUCTION DETAILS

11:00am, Wednesday
November 19th, 2025

CONTACT DETAILS

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

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shutters, and a renovated ensuite and walk-in-robe. The home enjoys underfloor heating in key living zones, reverse-cycle air conditioning, a massive wood burner, and full insulation - ensuring year-round comfort. A generous games room provides the perfect retreat for family fun or relaxation.

Outdoors, beautifully maintained gardens and expansive lawns frame a sparkling saltwater pool and spa, complete with paved surrounds and shade sails. The elevated fire pit area offers yet another inviting space to entertain or unwind. Infrastructure is outstanding, with sealed driveway access, six carport bays, four garage bays, and excellent workshops and shedding - ideal for trades, storage, or hobby use.

The property has a stable, tack room and paddocks, while new fencing and bushland trails make this a dream property for appreciating nature. A fully equipped bore, multiple rainwater tanks, solar power system and ample firewood supply enhance the property's self-sufficiency and sustainability.

Set amid sandy loam soils rising to granite ridge, 'The Jib' is a peaceful sanctuary where lifestyle meets practicality - perfect for families, hobby farmers or anyone seeking a private escape close to town amenities.

Key Features:

- Large 4-bedroom, 2-bathroom split-level home with underfloor heating and new carpets
- Saltwater pool, spa, paved entertainment area and fire pit
- Excellent workshop, garages, carports and horse infrastructure
- Fully equipped bore, multiple rainwater tanks, 9.5kW solar system
- 160m sealed driveway and extensive sealed parking areas
- Private bush trail, and new fencing.
- Only 2.5 km to Coonabarabran CBD

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- Land Area 4.46 hectares
 - Bedrooms: 4
 - Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2









