



136 Bilamurru Road, MENDOORAN, NSW 2842

Introducing "Cool Clear Waters" – 136 Bilamurru Road, Mendooran NSW [16.02 Ha | 39.06 Ac]*

16.02 hectares, 39.59 acres

Introducing "Cool Clear Waters" â## 136 Bilamurru Road, Mendooran NSW

Set on 16.02 hectares (39.6 acres*) of gently undulating sandy loams, this enchanting lifestyle retreat captures the very essence of country living. Nestled within the picturesque surrounds of the Warrumbungle Shire and just moments from the tranquil banks of the Castlereagh River, this is a property where nature, comfort and calm come together in perfect harmony.

A magical 180-metre stroll through a majestic 300-year-old stand of River Red Gums leads you to cool river swims on warm summer days. Wake each morning to a symphony of Rainbow Honeyeaters and Dollar Birds, with native timber including Applebox, Ironbark, Kurrajong, Eucalyptus, Wattle and Cypress Pine creating a beautiful bushland backdrop.

The six-year-old homestead is warm, welcoming and thoughtfully designed. The open-plan kitchen, dining and living area flows seamlessly to wide verandahs on three sides, inviting you to relax and soak in the peaceful surrounds. A cosy wood burner

TYPE: For Sale

INTERNET ID: 300P192898

SALE DETAILS

\$730,000

CONTACT DETAILS

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

Andrew Kierath
0418 346 337

warms the entire home through winter, while full insulation and ceiling fans ensure year-round comfort. The kitchen is well-appointed with electric oven, gas cooktop, dishwasher, island bench and generous pantry - perfect for effortless country entertaining.

With three bedrooms, a spacious bathroom with separate toilet, practical laundry access from the rear verandah, and abundant natural light, the home balances charm with functionality.

Outdoors, the improvements are equally impressive. A near-new double garage and workshop (7m x 9.5m) with concrete floor and power offers secure storage and workspace, complemented by a large 6m x 15.5m storage shed and a covered entertainment area ideal for gatherings under the stars. A 6.0kW solar system supports energy efficiency, while 67,500 litres of rainwater and bore water storage, a fully equipped bore, dams and an average annual rainfall of 594mm provide excellent water security.

Subdivided into two cleared paddocks, a larger timbered paddock and house yard, the property is ideal for farm pets or running up to 20 sheep or goats.

Located just 14km from Mendooran, 84km from Dubbo and within comfortable reach of Sydney, Newcastle and Brisbane, "Cool Clear Waters" offers a rare opportunity to secure your own private sanctuary - where mornings are peaceful, afternoons are river-cooled, and life moves at a gentler pace.

*Approximately.

Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.

- Land Area 16.02 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1









