

## 34 Mandurama Road, MANDURAMA, NSW 2792

'Nyngana' - The Tree Change You've Been Waiting For

**22.26 hectares, 55.00 acres**

"Nyngana," meaning resting place, lives up to its name-offering a peaceful, park-like setting ideal for those seeking a genuine country lifestyle.

From the moment you enter via the picturesque, tree-lined driveway, you're welcomed into a property that exudes calm and character. The home sits comfortably within established gardens, creating a private and serene retreat.

Positioned on the edge of the village of Mandurama, you'll enjoy the charm of a close-knit rural community with convenient access to a post office/general store, pub, golf course and service station/rural supplies outlet.

Currently running trade cattle, "Nyngana" is well set up and equally suited to a variety of small-scale farming or lifestyle pursuits.

- Approx. 22 hectares (55 acres) of gently undulating country

**TYPE:** Auction

**INTERNET ID:** L14792329

### **AUCTION DETAILS**

10:30am, Friday May 29th, 2026

### **CONTACT DETAILS**

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Stewart Murphy**  
0427363118

- Spacious 4-5 bedroom home with one bathroom
- Formal lounge and dining areas
- Well-appointed kitchen with outlook over the gardens
- Slow combustion wood heater and reverse cycle air conditioning
- Rainwater storage plus town water connection
- NBN connectivity and reliable mobile service
- Two-car carport under the main roofline

Infrastructure:

- Steel cattle yards with efficient laneway system
- 3-bay machinery shed with concrete floor (one enclosed/lockable bay)
- Subdivided into 12 paddocks with trough watering system
- Two dams, one servicing the trough network

Location:

- 15 minutes to Blayney
- 35 minutes to Cowra
- 45 minutes to Bathurst or Orange
- Approximately 3.5 hours to Sydney

Whether you're looking for a peaceful rural retreat, a manageable farming enterprise, or a place for the family to enjoy space and freedom, "Nyngana" presents a rare opportunity to secure a truly special lifestyle property.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 22.25771 hectares
- Bedrooms: 5
- Bathrooms: 1

**TITLE/POSSESSION**

**Rates** 1557.6 per annum

**HOMESTEAD**

**Bedrooms** 5

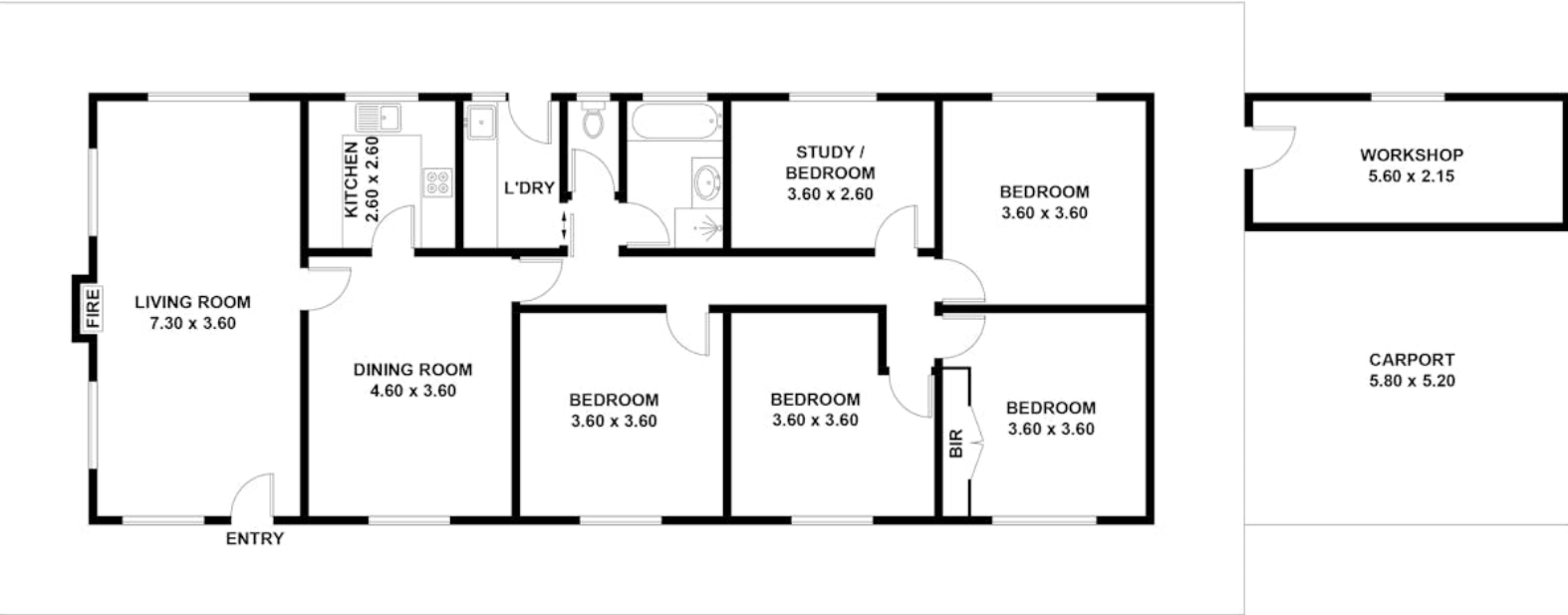
**Bathrooms** 1











34 MANDURAMA ROAD, MANDURAMA  
APPROXIMATE GROSS INTERNAL AREA = 137.0 SQ M  
GARAGE = 11.8 SQ M  
TOTAL = 148.8 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.