

44 Mersing Road, GLANMIRE, NSW 2795

Stunning Country Living - Only Minutes from Town

Set on 2 acres in the desirable Glanmire area, this stunning five-bedroom home offers the perfect balance of space, quality, and lifestyle, all just minutes from Bathurst.

At the heart of the home is the beautifully appointed kitchen featuring a 900mm Smeg gas cooktop, island canopy range hood, Westinghouse pyro clean double wall oven, and Smeg dishwasher. Flowing seamlessly into the dining and living areas, the home showcases cathedral ceilings, architectural feature windows, and solid spotted gum timber floors, creating a sense of warmth and sophistication.

Comfort is assured year-round with zoned ducted heating and cooling, a ducted Valet vacuum system, and a 6.5kW solar system enhancing efficiency and sustainability.

Thoughtfully designed for family living, the home comprises five bedrooms. The master suite includes a walk-in robe and ensuite with spa, a guest bedroom is complete with ensuite, and all other bedrooms feature built-in robes alongside a spacious family bathroom.

Seamless indoor-outdoor living is achieved with stacker doors opening from the main

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TYPE: Auction

INTERNET ID: L30472049

AUCTION DETAILS

10:30am, Friday November 21st, 2025

CONTACT DETAILS

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

Peta Cutler
0401860497

living area to a covered alfresco, perfectly positioned to take in the saltwater pool and sweeping countryside views. French doors from the second living and dining spaces further extend the connection to the outdoors, making it ideal for both relaxing and entertaining.

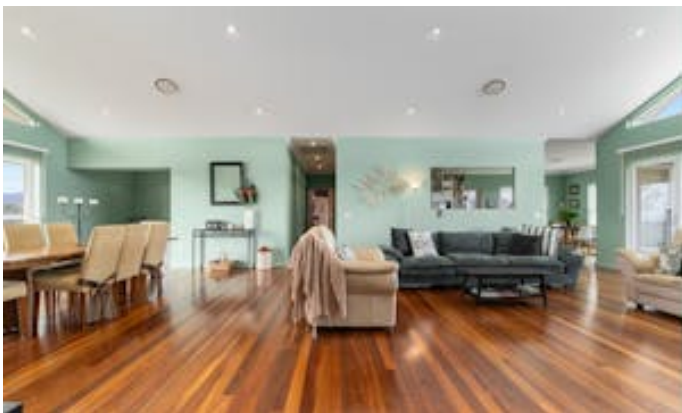
Completing this impressive property is a double car garage plus a 2-bay shed, offering ample space for vehicles, storage, or hobbies.

With soaring 9ft ceilings throughout, timeless design, and modern finishes, this home delivers the best of country living with space for the whole family - all just 12 minutes* from the Bathurst CBD.

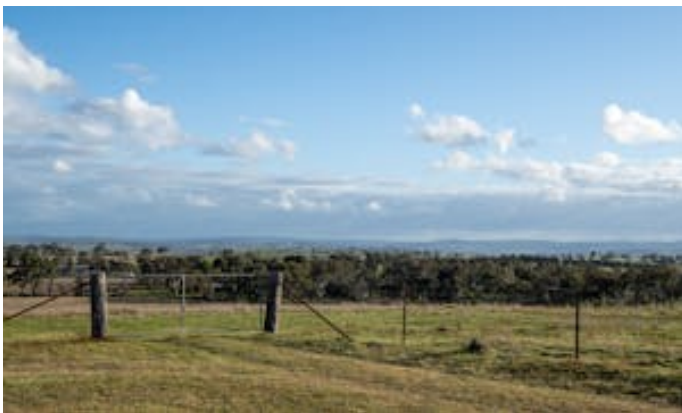
Contact Peta Cutler on 0401 860 497 or the Elders Emms Mooney team on 02 6331 0744 for more information.

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.

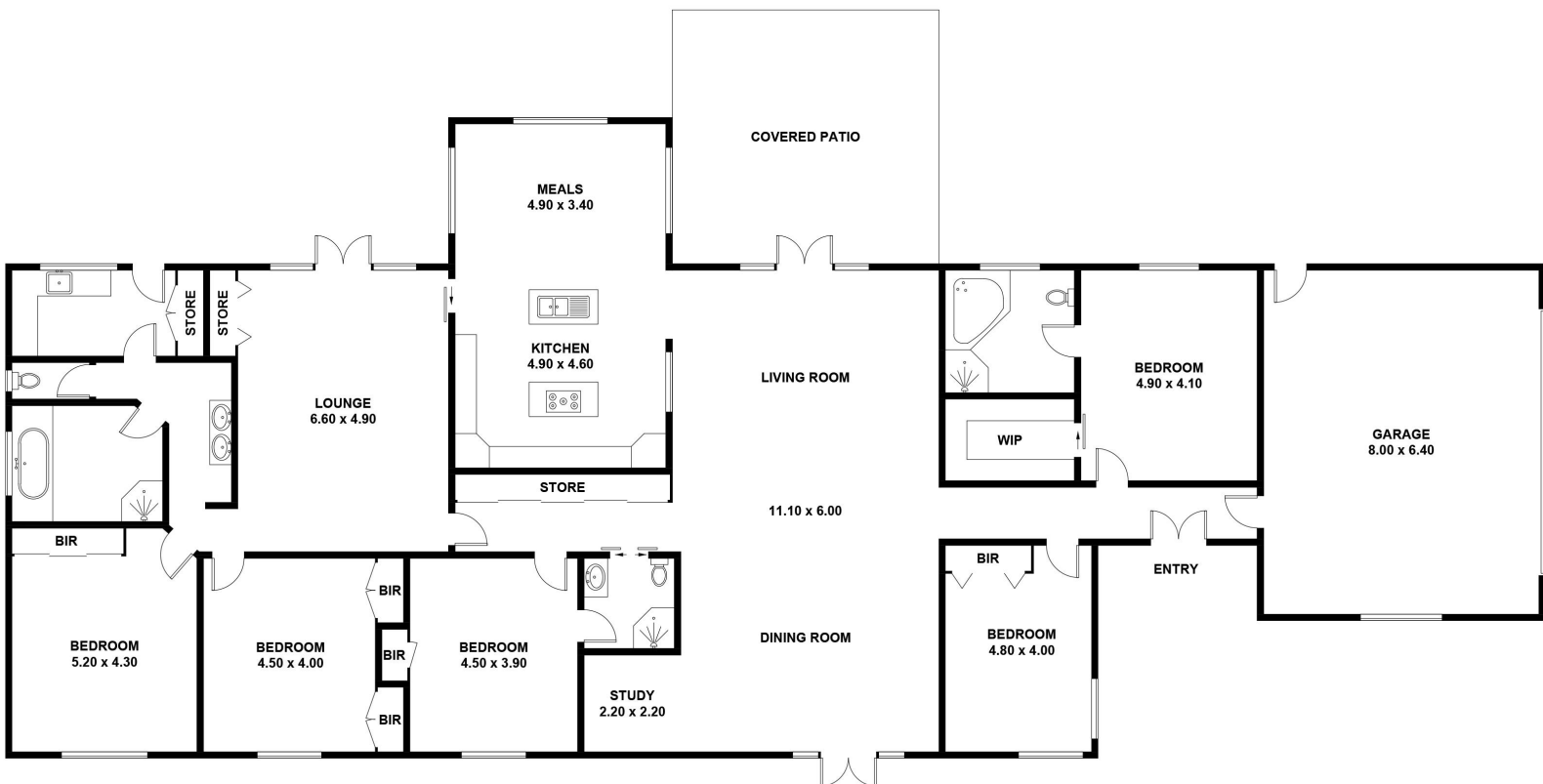
- Land Area 8,401.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- 4 car garage
- Ensuite
- Floorboards











44 MERSING ROAD, GLANMIRE
APPROXIMATE GROSS INTERNAL AREA = 374.0 SQ M
(INCLUDING GARAGE)

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.



Emms Mooney