



109 Briar Lane, MOUNT RANKIN, NSW 2795

'Swadara Hill' - A Spectacular Lifestyle Getaway

121.41 hectares, 299.99 acres

Welcome to 'Swadara Hill', a spectacular 300-acre rural retreat offering modern comfort with country living. This exceptional property offers the ultimate in self-sufficient living with council-approved off-grid systems, making it an ideal escape for those seeking privacy, sustainability, and breathtaking natural beauty. Set amongst rolling hills with stunning water views over multiple dams, this property presents a rare opportunity to own your own slice of paradise.

Main House

- Stunning kitchen with island bench, stone bench top, ample storage, DiLusso appliances, and 5-burner gas stove
- Three bedrooms - master with walk-in wardrobe and stunning ensuite, all with ceiling fans and built-in wardrobes
- Large main bathroom with floor-to-ceiling tiling and standalone bathtub
- Living spaces including lounge/dining off kitchen with wood fire, double roller blinds

TYPE: Auction

INTERNET ID: L35969088

AUCTION DETAILS

10:30am, Friday September 19th, 2025

CONTACT DETAILS

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

Kurt Waterford
0439642390

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

throughout

- Beautiful views from bedrooms, kitchen and living areas

Self-Contained Granny Flat + additional 1 bedroom sleepout

- Separate accommodation perfect for extended family, rental income, or Airbnb opportunities
- Fully self-contained with own facilities and private access
- Fully off-grid 10kw solar system with Honey Badger 4 battery storage setup for complete energy independence
- Gas cooking and hot water for efficient utility management
- Water views over the dam with yabbies - perfect tranquil setting
- Income potential - ideal for generating extra revenue through short or long-term rentals

Property Features

- Expansive 300-acre property with panoramic views from kitchen and living areas
- Fully off-grid with council approval - 175,000L total water storage across multiple tanks
- Bio-septic system and instant gas hot water with gas bottle cooking setup
- Multiple sheds including extra high powered shed with electricity, double carport
- Two 20ft shipping containers with water views, plus concrete slab entertainment area
- Outdoor entertainment areas with established vegetable patches and landscaped yards
- Multiple dams stocked with yabbies, plus steel cattle yards, sheep yards, and horse holding yard

This remarkable property offers an unparalleled lifestyle opportunity where modern amenities meet rural lifestyle living. 'Swadara Hill' is perfect for families seeking space, privacy, and the freedom of off-grid living, while still maintaining all the comforts of contemporary life. With its extensive water storage, sustainable systems, and versatile infrastructure, this property represents exceptional value for those ready to embrace the country lifestyle.

Don't miss this rare chance to secure your own private rural haven with endless possibilities.

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 121.405693 hectares
- Bedrooms: 5
- Bathrooms: 3



HOMESTEAD

Bedrooms	5
Bathrooms	3







