



## 84 Marsden Swamp Road, GANBENANG, NSW 2790

'Ulandi' - Prestige Estate boasting two homes and breathtaking views

### 9.32 hectares, 23.03 acres

Elegantly positioned high above the renowned Kanimbla Valley, with one of the most uninterrupted views stretching across the Blue Mountains escarpment and beyond, 'Ulandi' offers a rare combination of privacy, space and natural beauty. Located approximately 2\* hours from Sydney and held within the same family for over 60 years, this exceptional property features two architecturally designed residences set within a peaceful and secluded setting. Offering flexibility for luxury living, guest accommodation or income potential, 'Ulandi' presents a unique opportunity in one of the region's most sought-after locations.

#### Residence One - "The View"

- Contemporary architectural showpiece completed in 2023 - currently operating as the highly regarded "The View" holiday accommodation, also being ideal for functions, guests or multi-generational living. There is also the opportunity to expand to include weddings / events or wellness type retreat (STCA)
- Three well-appointed bedrooms and 2.5 modern bathrooms

**TYPE:** Auction

**INTERNET ID:** L39372120

#### AUCTION DETAILS

10:30am, Friday March 27th, 2026

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Dallas Booth**

0427668335

- Handcrafted staircase made from rare mixed timbers connecting the upper and lower living areas
- Premium Spotted Gum flooring throughout the lower level and outdoor entertaining areas
- Light-filled open plan living with a striking chandelier feature
- Designer kitchen with stainless steel finishes and quality appliances
- Wood combustion fireplace and reverse-cycle air conditioning for year-round comfort, no matter the season
- Modern bathrooms featuring rain showers give a 'resort style' feel
- Expansive alfresco deck capturing sweeping escarpment and valley views in their entirety.
- Private outdoor fire pit area, perfect for relaxing or entertaining guests

#### Residence Two - "Ulandi"

- Solid double brick construction on a concrete slab foundation
- Feature Oregon beams adding warmth, character and structural strength
- Solar passive design helping maintain natural comfort throughout the seasons
- Three spacious bedrooms, each with built-in wardrobes and private vanity areas
- Renovated interior that combines modern updates while protecting the original character
- Open fireplace creating a warm and inviting living space, with optional gas heating
- Well-appointed bathroom featuring quality Royal Doulton fixtures
- Private alfresco area and fire pit positioned to enjoy the surrounding views

#### The Exclusive Property

- Elevated private estate ideally positioned to make the most of the panoramic escarpment and valley views
- Established gardens with extensive irrigation system installed, mature trees and abundant native wildlife
- Cleared areas suitable to expand the gardens, horses, boutique farming or a self-sufficient lifestyle
- Dam providing additional water security or potential stock use
- High-speed internet connection supporting remote living or accommodation use
- 8\* kva diesel backup generator servicing both homes
- Approximately 150,000 litres of tank water storage
- Convenient access to many of the districts many tourist attractions including Jenolan Caves, Mayfield Garden, Kanangra Walls and the Blue Mountains region.

Privately positioned within one of the Blue Mountains' most scenic and tightly held areas, 'Ulandi' offers a rare combination of lifestyle, privacy and opportunity. Whether

as a private family retreat, lifestyle investment or accommodation venture, this is a unique chance to secure a remarkable property in an exceptional location.

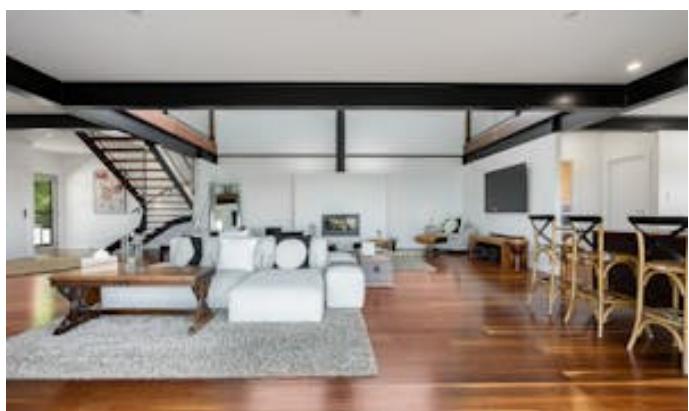
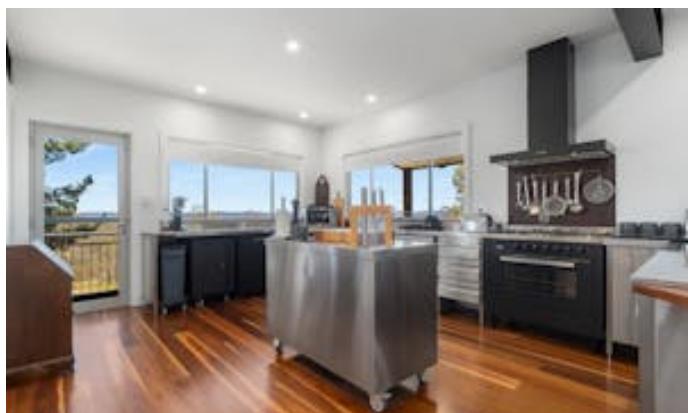
Contact Dallas Booth or Dave Sellers for more information.

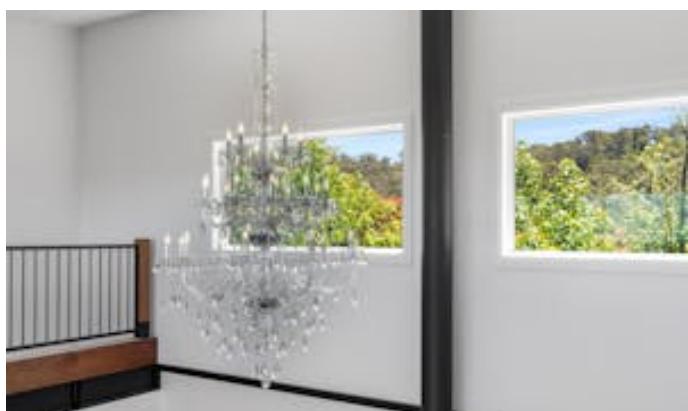
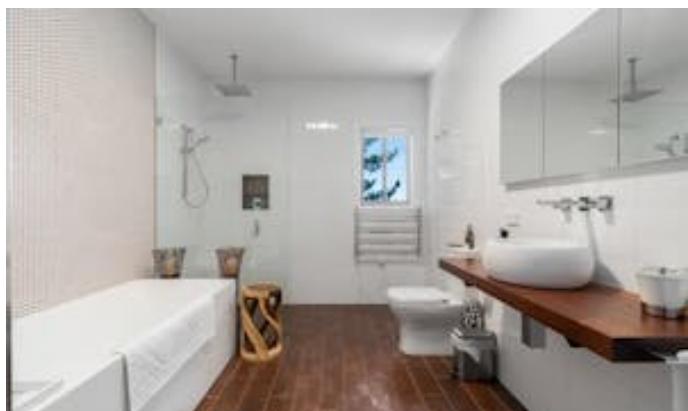
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

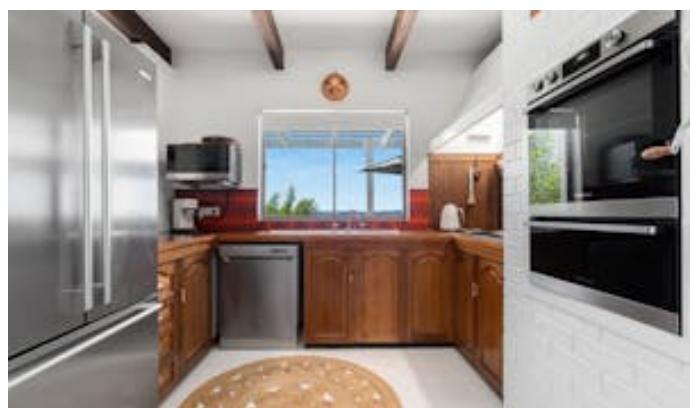
- Land Area 9.31991 hectares
- Bedrooms: 6
- Bathrooms: 3

## HOMESTEAD

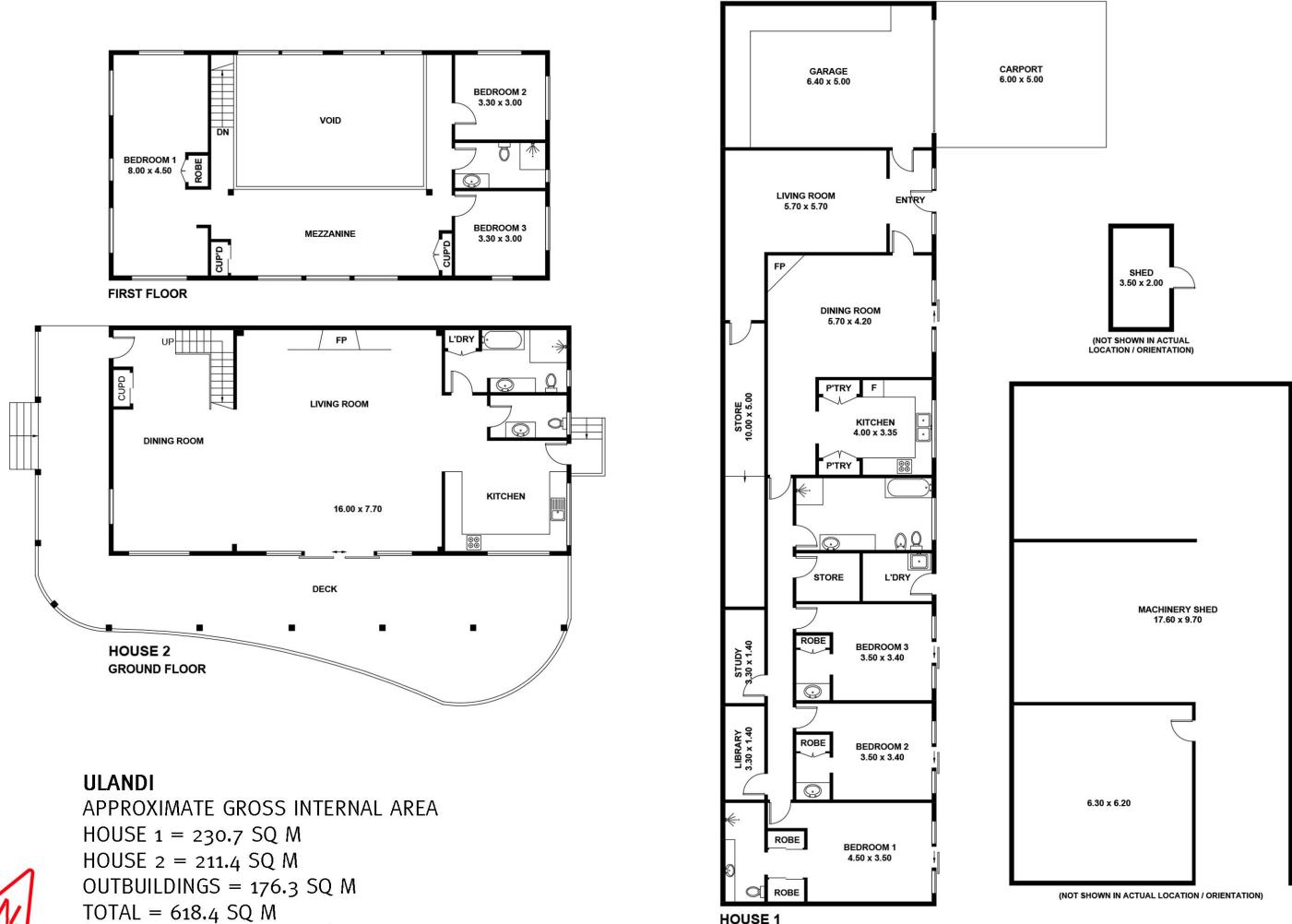
<b>Bedrooms</b>	6
<b>Bathrooms</b>	3











### ULANDI

APPROXIMATE GROSS INTERNAL AREA

HOUSE 1 = 230.7 SQ M

HOUSE 2 = 211.4 SQ M

OUTBUILDINGS = 176.3 SQ M

TOTAL = 618.4 SQ M

(INCLUDING GARAGE / EXCLUDING VOID)



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.