

53 Yarrow Rd, Mendooran, NSW, 2842



Rural For Sale

Friday, 16 August 2024

53 Yarrow Rd, Mendooran, NSW, 2842

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Type: Rural



Prajwal Shrestha

"SANDY CREEK" - IDYLIC COUNTRY LIFESTYLE, ONLY MINUTES FROM TOWN

"Sandy Creek" is idyllically situated just a minute or two from Mendooran town and sits on approximately 5.72 hectares (14.1 acres) of land. The picturesque block provides the perfect country escape, with frontage to Merrygoen Creek and a charming country homestead the icing on the cake!

The charming weatherboard homestead features three bedrooms, each with a ceiling fan and split system A/C unit, while the main bedroom enjoys a walk-in wardrobe. The living room has an additional reverse cycle A/C (currently needing service), a ceiling fan, and a gas imitation wood heater. The country kitchen boasts subway tile splash back, timber cupboards, a 900mm stainless steel gas cooktop and electric oven, and a split system A/C (currently needing service). In addition to these amenities, the house includes an insulated sunroom and large windows, providing warmth in winter and an abundance of natural light. The improvements to the house include 6kw solar panels, NBN/Wi-Fi availability, 4x rainwater tanks, a pump for house and garden taps, septic system and grey water system.

Stepping outside, there is a powered double shed and a single carport with concrete flooring, a 3-bay machinery shed with blue metal floor (no power), and a 2-bay open machinery shed with concrete flooring and power connected plus a horse crush bolted to the floor in the left bay and saddle racks in the right. There is also an enclosed chicken coop with two separate aviaries and a fenced dog yard next to the shed at the house plus multiple gardens and greenhouse with shade cloth cover.

The property is subdivided into 8 paddocks, with electrified fencing to 6 paddocks. Water supply includes 1 dam, stock troughs to 3 paddocks, windmill and well to feed the troughs and creek access. There's a small paddock next to the creek with an electric fence set up but has yet to be connected, as well as 2 horse stables and 1 horse wash bay.

Homestead Features:

- 3 Bedrooms – 3 with split system A/C and ceiling fans
- Bathroom – vanity, shower, toilet, 1 door cupboard, Tastic
- Land size – 5.72 hectares / 14.1 acres (approx.)
- Living area – 1 (with Split system, fan and a gas imitation wood heater)
- Kitchen - 900mm stainless steel gas cooktop oven, and a split system A/C
- Electric hot water system
- 6KW solar panels
- LPG gas connections

Outdoor Features:

- Single carport inside the powered shed
- Fire pit area in house yard
- 3-bay machinery shed
- Enclosed chicken coop with two separate aviaries and fence dog yard
- 2-bay machinery shed with concrete flooring and a horse crush bolted to the floor
- 2x horse stables and horse wash bay
- 7x water tanks throughout the property supplying house, yard and stock troughs.
- Windmill attached to bore for paddock troughs.

Other features:

- Ideally set up for horses with stables and electric fencing in place
- 1 dam and Merrygoen Creek frontage
- Homestead with country charm
- Minutes' drive to Mendooran cafes, general stores, local public school and bowling club
- Approximately 50 minutes' drive to Dubbo City

AUCTION: 13th Sept at Elders State Office, 46 Bourke St Dubbo, 11am

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accuracy is not guaranteed. Prospective purchasers should exercise their judgement.