



14 Lawnside Dr, Mendooran



"Woodlands" 8.2Ha (20 Ac) 3 titles, big home, sheds with concrete floors, s/c/ cabin, 3 phase power and excellent water

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## AUCTION – "WOODLANDS" 14 Lawnside Drive, Mendooran

**Price** SOLD for \$260,000  
**Property Type** Residential  
**Property ID** 139

### Agent Details

Denise Male - 0408 871 644

### Office Details

Rural Property Centre  
 1 Dubbo St Elong Elong NSW 2831  
 02 6886 6161

## LIFESTYLE, TRANQUILITY AND INVESTMENT FOR YOUR FUTURE!

Country Bliss at "Woodlands" 8.2Ha (20 Ac) **3 titles - Walk in walk out** .yes, the furniture stays in this 2 bedroom spacious home with large enclosed veranda perfect for entertaining. Fabulous open plan design living with large windows for natural light throughout the home, wood fire, slow combustion stove plus electric stove, formal and informal dining areas, large family room, laundry and 2nd wc.

Water is plentiful with 4 tanks, an underground water reservoir, eq. bore and town water.

100's of established trees have been planted and well established adding to the unique ambience of 'Woodlands'.

**Excellent storage and shedding** - garage 6.5m x 9.5m x 3.5m with concrete floor and the firewood and poly pipe stays, 2nd shed/workshop 13m x 6m x 3.5m with concrete floor and underground water reservoir, power connected to all sheds and **3 phase power** to main shed.



RURAL PROPERTY CENTRE

A self contained **camping hut** with power, water and toilet is additional accommodation.

Only minutes to the town of Mendooran for school to year 12, swimming pool, post office, newsagency and many other conveniences.

This property has it all, perfectly maintained and full of character, there's a chook house, vegetable patch with water, numerous Lilly filled ponds and potential to establish an intensive vegetable garden area.

If you have dreamed of living on a farm with chooks, a few horses and a vegetable garden then take a look here !

Serious vendor looking for a sale on Auction day.

PLEASE NOTE; ALL LOTS TO BE OFFERED BY AUCTION AS ONE SALE, SHOULD A SALE NOT RESULT THEN THE LOTS WILL BE OFFERED INDIVIDUALLY BY AUCTION ON THE SAME DAY.

**Open for inspection Saturday's prior to Auction 11.00am to 11.30am**

**AUCTION on site 11.00am Saturday 8/12/18**

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