



294 Nowendoc Road, Killawarra

Homestead, Pool, Guest Accommodation & 21 Acres of Country Living

Set across 8.65 hectares (approx. 21.3 acres) of beautiful countryside, this exceptional lifestyle property combines timeless country charm with practical rural infrastructure and outstanding versatility. Showcasing a colonial-style homestead, fully self-contained guest accommodation, sparkling saltwater swimming pool, quality shedding, cattle yards and an impressive water supply, this is a property designed to accommodate both relaxed family living and productive rural pursuits.

Enjoy the convenience of a fully sealed road all the way to the driveway, while remaining just 10 minutes drive from the township of Wingham. Here you'll find a supermarket, cafes, specialty shops, medical facilities, schools, pub & club, historic streetscapes and boat access to the picturesque Manning River.

Framed by wide bull-nosed verandahs wrapping around three sides, the homestead immediately captures the essence of classic Australian country living. Inside, an elegant entrance foyer welcomes you with decorative timber fretwork and traditional dado panelling,

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FOR SALE
Offers Invited

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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setting the tone for the character that continues throughout the home. The spacious open-plan living area is bathed in natural light thanks to wide glass doors opening onto the verandahs, creating seamless indoor-outdoor living. A cosy combustion fireplace and reverse-cycle air conditioning ensure year-round comfort.

The well-appointed Tasmanian Oak kitchen is both functional and timeless, offering generous storage and ample preparation space. Positioned alongside, the dining area enjoys tranquil views across the dam and surrounding paddocks, providing a wonderful backdrop for everyday meals and entertaining. Both bedrooms are generously proportioned, complete with built-in wardrobes and direct access to the verandah. A spacious three-way bathroom services the home, while the oversized laundry offers an abundance of built-in storage, complemented by a large linen cupboard in the hallway. An additional second toilet is accessed from the verandah.

Adding further appeal is the fully self-contained two-bedroom guest retreat overlooking the inground pool. Offering its own living area, kitchenette, two bedrooms with built-in wardrobes, carport and nearby bathroom and laundry, it provides flexible accommodation for extended family, guests, independent living or potential rental income.

The land has been thoughtfully established for livestock, with six fenced paddocks suitable for cattle, horses, sheep or goats, allowing for easy stock management. A balance of productive grazing land and lightly timbered areas provides natural shade, privacy and shelter, while quality fencing extends throughout the property. Water is well provided for, with a large dam, seasonal creek line and approximately 74,000 litres of rainwater storage, providing a reliable water supply for both household and farming needs.

Vehicle accommodation is extensive, with room for up to eight vehicles including a double lock-up garage with workshop, carport adjoining the garage, an additional carport attached to the home and a large machinery shed ideal for farm equipment or extra vehicle storage.

Established gardens & lawns, a productive vegetable garden and a chook pen complete the picture, creating a property that is as attractive as it is practical. Rarely does a property offer such a complete rural lifestyle package, with productive grazing land, exceptional infrastructure and abundant water, all within easy reach of town. Whether you're seeking a peaceful country retreat, a lifestyle farm or a versatile rural property with dual accommodation, this remarkable offering is sure to impress.

For further information or to arrange your private viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081. We look forward to helping you discover everything this exceptional lifestyle property has to offer.

Disclaimer: All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations. Please Note: Certain photographs have been edited to remove furniture and personal belongings owned exclusively by the vendor.

MORE DETAILS

Property ID	1S24F7G
Property Type	House
Land Area	8.65 hectare
Including	Air Conditioning
	Toilets (3)
	Pool
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Water Tank

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