



### 217 Spring Flat South Lane Mudgee NSW

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"Toikan Park" is the home of Snipers Bullet and comprises 22.11 hectares just 4.5 kilometres from the town boundary.

There are a host of improvements on the property including a 1600 metre sand and grass track with 1200 metres of new railing; a clocker's tower; electric walker; dressage arena; and round yard.

There is an outstanding American style barn featuring 18 boxes, 4 wash bays, a feed room and a 1 bedroom flat. There is also a separate 12 box stable complex, 24 day yards (14 with shelter sheds) and a large mares' paddock.

There is a beautifully presented 3 bedroom plus study home, the main with ensuite; formal lounge and open plan family/dining area.

Add to that 3 x 2 bedroom self contained cottages and a large 4 bedroom fibro/weatherboard home; 2 machinery sheds; hayshed and workshop/chemical shed.

Water supply is from 2 equipped bores and storage tanks.

**Price** : \$ 830,000  
**Land Size** : 22.11 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5657085>



**Hugh Bateman**  
02 6372 2222