






## SPRING FLAT

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Located approximately 8km from Mudgee this 12.44 hectare property overlooks the Mudgee Valley.

The home comprises 3 bedrooms plus an office. The main bedroom has an ensuite and walk-in-robe. There are several spacious living rooms including a lounge room, sitting room and a dining/sunroom.

The home is surrounded by well established gardens. There is a double carport, in-ground pool with a BBQ area and a large machinery shed with additional workshop area.

There are several rainwater tanks, an equipped bore, dam and a seasonal creek running through the block.

A PROPERTY OFTEN SOUGHT AFTER BUT SELDOM FOUND.

AUCTION SATURDAY 23RD FEBRUARY 2008  
11.00AM IN OUR AUCTION ROOMS

For further information or to arrange an inspection, contact Scott Fittler 0407 224 414.

**Land Size** : 124400 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/spring-flat/residential/house/5657507>