



### 159 Frog Rock Road Mudgee NSW

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Situated approximately 20km North of Mudgee this 25 acre property features a very unique setting.

The house is carefully placed with a surrounding of large rock boulders and scattered timber to provide privacy, yet takes in stunning views across the district.

There is also several paddocks allowing stock to be run.

Features Include:

- Large four bedroom full brick home
- Master with walk in robe and ensuite
- Formal study room
- Large family room, downstairs rumpus and outdoor entertaining area
- Wood heating and reverse cycle air conditioning
- Vaulted ceilings upstairs
- Various shedding
- Excellent rainwater storage, unequipped bore and dam
- Power, phone and internet connection
- Tar road frontage and school bus available

**Price** : \$ 400,000

**Land Size** : 10.12 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658547>