






### 761a Old Grattai Road Mudgee NSW

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Situated in the Old Grattai area this property is well positioned with only 15 minutes to town.

Nestled in its own little oasis the property comprises of a good 30 acres and a cottage that has recently been refurbished.

Features include the following:

- 3 large bedrooms all with built in wardrobes
- Huge family room adjacent to kitchen
- Modern bathroom and kitchen facilities
- Wood heating, reverse cycle air conditioning and ceiling fans
- Single lock up garage plus a double carport
- Solar hot water, good rain water storage
- Fully fenced into 3 paddocks with 3 dams and an old well

With most the hard work done this makes a great little property.

**Land Size** : 12.14 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658561>



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