



### 30 Norlenbah Road Mudgee NSW

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Glorious views, sprawling residence, only 15 minutes from Mudgee. Nestled on 10.12HA (25 Acres) of quality land, every aspect of this property has been carefully planned and executed and resulting an inviting, easy living country home with some very impressive attributes.

**Price** : \$ 590,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658565>

- ? Spacious four bedrooms with two bathrooms
- ? Open planned living and dining with multiple zones
- ? Outdoor living zones flow onto spa - perfect entertainer
- ? Large kitchen with plenty of space and storage
- ? Modern bathroom with floor to ceiling tiles, second bathroom with separate WC
- ? Climate control is well catered for with fire place, ducted heating and cooling & ceiling fans - plus 2kw solar system back to grid
- ? Water is aplenty with 40,000L fresh water, additional spring fed dam
- ? Established gardens, netted orchid, small vineyard - make your own wine
- ? Large machinery shed, with additional man cave fit out
- ? Open paddocks with secure fencing plus sheep yards
- ? A wide front verandah offers wonderful district views and is an ideal place to sit and relax with a cool drink in hand,



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