



**46 Black Lead Lane Mudgee NSW**

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You really have to step inside this home to appreciate the outstanding quality, space and lifestyle benefits on offer.

With over 400sqm of living space and situated on 2.03 hectares (5 acres approx.), this is a truly exceptional property on the edge of Gulgong, just 20 minutes from Mudgee.

**Price** : \$ 575,000  
**Land Size** : 2.03 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658658>

- A multitude of living zones, four in total, providing abundant space
- Spacious open plan family room and meals area
- Rumpus / games room with built in bar, wired sound
- Formal lounge / home theatre wired for surround sound
- Large open plan living space on the second level
- Beautiful custom built kitchen with loads of storage
- Enormous master bedroom with walk in robe and full ensuite bathroom
- Four additional bedrooms plus a study or 5th bedroom
- Ducted cooling, slow combustion wood heating, great insulation
- Wide north facing verandah ideal for BBQ's and entertaining
- Adjoining double carport with toilet and storage area