



Mudgee

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Nestled in a picturesque setting just 15km north of Mudgee this unique 11.85ha property makes a comfortable, character filled home or relaxing weekend escape.

Useable land, permanent creek frontage, great shedding and improvements all in a peaceful, private location.

- A clever use of raw materials such as exposed timber beams, iron and polished concrete
- Master bedroom with ensuite bathroom
- Open plan living and dining area with high raked ceilings
- Functional kitchen design maximises available space; gas cooking
- Slow combustion wood heater; fully insulated
- Adjacent studio provides further living space and is perfect for guest accommodation with it's own amenities
- Ample covered entertaining space plus fire pit in rear garden
- Power supplied by a high grade solar system with 4kVA backup generator, more than adequate to run the home
- Wireless internet and mobile phone service, VAST satellite TV connected
- Round yard, tack room and dressage arena for equine

Price : \$ 380,000

Land Size : 11.85 ha

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658668>



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