



### 1138 Ulan Road Mudgee NSW

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Stunning fully renovated family home. Situated on 16.19 ha (40 acres) just 12km north of Mudgee's CBD.

- Fully renovated 5 king size bedrooms, 2 bathroom home on 40 acres of highly productive grazing country
- Large master bedroom with ensuite/2 way bathroom, walk in robe and entry to private deck
- Large ultra modern kitchen with stainless steel appliances
- Generous open plan living with sunken lounge and family area
- Slow combustion wood fire heating and reverse cycle air conditioner
- Under cover alfresco dining/entertaining area plus front balcony with views
- Established gardens, lawns, trees and chook yard with 8m x 3m garden shed
- Entertaining pergola overlooking 9m in ground salt water pool
- 3 kilowatt, 18 panel back to grid solar power system
- 10m x 6m 2 bay garage with extra workshop area (power and phone connected)
- Horse stables with tack room, water connected
- Hay shed with tractor bay/machinery shed

**Price** : \$ 749,000  
**Land Size** : 16.19 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658737>



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