



### 1950 Castlereagh Highway Mudgee NSW

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Situated just 15 minutes from Mudgee in a handy location this well equipped small farm boasts a comfortable home, fertile ground, excellent shedding and good water supply.

- Well presented three bedroom brick veneer home set amid established gardens
- Living space comprises a light filled lounge area with slow combustion wood fire and r/c air conditioner; ceiling fans throughout
- Additional sunroom, just perfect for cool winter mornings
- Recently refurbished kitchen, good cupboard space, a walk in pantry and also encompasses the dining area
- Entertaining is easy with the large covered pergola area which overlooks the gardens and beyond to the paddocks
- Impressive shedding and improvements with two large semi-enclosed carport/machinery sheds for parking your cars, tractor, boat, horse float or caravan. This is complimented by a huge steel shed and workshop with power connected and attached skillion
- There are two stables and a tack room, steel round yard, chicken run, bird aviaries, cattle yards, a productive small orchard and vegetable gardens
- Water is supplied by around 21,000 gallons approx. of

**Price** : \$ 537,500  
**Land Size** : 11.33 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658750>



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