



### 328 Burrundulla Road Mudgee NSW

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Beautiful modern home amid stunning park like gardens with 24 hectares of highly productive country just 6km from the Mudgee CBD. Situated in a tightly held and highly sought enclave this exceptional property offers the ultimate in rural lifestyle living.

**Land Size** : 24.89 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658810>

- 24.89 hectares (62 acres) highly productive country
- modern immaculately presented high quality home
- 4 bedrooms plus a large office
- huge light filled living room with open fire place
- quality well appointed kitchen with underfloor heating
- large windows and doors connect the home to the gardens
- established low maintenance gardens designed by Gay Stanton
- original old dairy converted to ideal alfresco entertaining area
- 12m x 6m lock-up garage/workshop
- 2 dams, 2 bores and 10,000gallons of freshwater storage
- 40 megalitre water license, irrigation mains across the property
- 3 hectare productive cherry orchard with Simone and Earlise varieties



**Andrew Palmer**  
**02 6372 2222**