



## 7/ Hill View Estate Gulgong NSW

Situated just 6km from Gulgong, around 15 minutes drive from Mudgee, this superb 20 hectare block presents an excellent lifestyle opportunity.

The property has several good home sites and the elevated position allows for uninterrupted views of the surrounding farmland and vineyards.

Without doubt, the most important feature here is the 50 megalitre general security water license which provides filtered, pressurised river water to the property from a highly advanced irrigation scheme.

The purchase includes membership and access to the Cudgegong Irrigation Association, (full details available on request), which supplies the water to landowners in the vicinity.

Power and phone are available and can be easily connected.

The country is mostly cleared, arable land of high quality red soils well suited to horticultural or agricultural pursuits.

**Price** : \$ 385,000

**Land Size** : 20 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/gulgong/residential/rural/5658823>