



**Lot 1, 16, Ullamalla Road Mudgee NSW**

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Situated a convenient distance from Mudgee, Bathurst & Orange seconds from the picturesque Macquarie River, sits this absolutely stunning 461ha or 1140 acre (approximately) property with a modern four bedroom house, wool shed and loads of improvements. Currently set up as a working sheep/cattle property with large acres, arable land, plenty of water and boasting potential to run large numbers of stock, making this a profitable farm or perfect lifestyle property.

- Recently renovated home with four large bedrooms
- Modern kitchen with plenty of bench space
- Large light filled living areas
- One bedroom Granny flat (old school house) - with power
- Established gardens and fully fenced house yard
- Brand new cool room - perfect for stocking up
- Loads of sheds include, two large machinery sheds 15x9m, massive 15x8m car shed, Hay sheds, old woolshed, stables & horse yards
- Three stand woolshed, with new post and rail fencing - excellent sheep yards

**Price** : \$ 770,000  
**Land Size** : 461 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658870>



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