






76 Rocky Waterhole Road Mudgee NSW

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Situated just 8km from town at the foot of Mount Frome with expansive views over Mudgee this property is a rare chance to buy into a very tightly held area.

Usable land, good water, an outstanding location and loads of potential to improve the value make this an opportunity not to be missed.

- Brick veneer home comprising four bedrooms, two bathrooms
- Lounge and dining area with polished timber floors, wood heater
- Main bedroom with walk in robe and ensuite
- Built in robes to three bedrooms, ceiling fans; solar hot water
- Original kitchen and bathroom, compact internal laundry
- Rear deck overlooking the paddocks towards Mudgee
- 22,000 gallons of rain water storage
- Two dams, reliable equipped bore, second bore unused
- Pop up watering system around house, 4" underground main to 3 paddocks
- Fenced to five paddocks, steel stock yards, all arable land, shade timber

Land Size : 10.92 ha

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658875>