



### 871 Aarons Pass Road Mudgee NSW

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Located on the Sydney side of Mudgee at Aarons Pass / Carcalgong this property is a well set up weekend escape with magnificent views. An ideal place to unwind and relax.

- An elevated 10.86 Ha's approx. (25 acres) of open & timbered sloping country
- Light filled cabin with open plan living space, separate bedroom and bathroom
- Tidy modern kitchen with wood stove and gas cook top
- North facing deck from where you can admire the views
- Large workshop & various other sheds, shipping container for secure storage
- Good rainwater storage from new poly tanks, two dams
- Good boundary fencing, ramp & holding pen
- Numerous fruit trees & vegetable gardens
- Land line phone to the dwelling, mobile phone service
- Generator for power
- Sale includes farm ute ideal for collecting firewood
- A picturesque property, explore the cave and enjoy the plentiful birdlife and wildlife
- Dwelling not council approved however the block has building entitlement
- Located approximately 54km from Mudgee. 14km off the

**Price** : \$ 220,000

**Land Size** : 10.86 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658877>