



### 18 Nimoola Lane Mudgee NSW

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Situated just 30km north of Mudgee this 10.12ha or 25 acre property is in the perfect location to Mudgee and the mines.

**Price** : \$ 175,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658898>

With power connected to the block and an unequipped bore all you have to do is build your dream home or renovate the existing two bedroom cottage.

- Original two bedroom, one bathroom fibro cottage
- 25 acres of flat open land perfect for lucern or oats
- Excellent land for grazing, horses, sheep or cattle
- Two dams and a bore (unequipped)
- Power and phone connected to cottage
- Perfect house sites with established trees, garden and garden shed
- Two-horse stable and yard
- Just 20 minutes north of Mudgee and 10 minutes from the mines
- Build, renovate, graze or cultivate you decide

For further details contact David Goldring on 0426 251 981



**David Goldring**  
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