



### 1026 Black Springs Road Mudgee NSW

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10.12ha or 25 acres located just 17km north of town. A very comfortable three bedroom home with beautiful views to the north, plus a teenager's retreat/studio for that extra bit of space and value.

- Three spacious bedroom brick home with lock up garage
- Master and second bedroom with built ins
- Large kitchen with meals area attached
- Light filled living area with reverse cycle A/C and wood fire heating
- Undercover entertaining/alfresco dining area
- Internal laundry with separate toilet
- Teenagers retreat/studio/games room next to house
- Fully fenced house yard with 100,000L approx. water tank storage
- Two main paddocks, one dam and excellent catchment
- Located just 20km approx from the mines and 17km from Mudgee
- Fantastic opportunity to get a very affordable lifestyle property close to town in a highly sort after area.

**Price** : \$ 362,500  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658910>



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