



801 Windeyer Road Mudgee NSW

3 1 2

How's the serenity? Private 10.45 hectare property located around 20 minutes from Mudgee via tar sealed road in the locality of Grattai, sits this stunning private affordable rural lifestyle property with well-presented home offering plenty of value. Don't miss this opportunity

- Two bedrooms with adjoining second accommodation
- Neat and tidy kitchen and bathroom
- Massive covered timber deck front & rear, outdoor living taking full advantage of the views
- Wood heating, reverse cycle air conditioning & power, phone connected
- Mail and school bus run to front gate
- Beautiful country style gardens, in a park like setting
- 11,000L fresh water storage & 5 dams - spring fed
- Undulating country with shade trees
- Boundary is fenced with Cattle yards
- Two garden sheds with drive in machinery bay- plus additional carport
- Council approved dwelling perfect weekender or permanent country cottage
- Be quick value like this won't last long

Price : \$ 239,000
Land Size : 10.45 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658924>



Alyse Pilley
02 6372 2222