



**81 Windeyer Road Mudgee NSW**

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The perfect lifestyle property has preferred elevated north aspect, providing excellent improvements, a sound water supply and a very easy sealed drive from town.

- Modern three bedroom, steel frame country residence
- Open plan kitchen/living/dining area
- Reverse cycle air conditioner and wood fire
- Wide verandahs on all sides
- Approved, well appointed separate granny flat
- Energy efficient windmill driven bore
- Abundant additional tank storage, two dams
- Massive carport, three-bay machinery shed, hay shed & workshop
- Enclosed chook yard, dog yards and kennels
- 15-20 minute sealed road drive from Mudgee

**Price** : \$ 503,000  
**Land Size** : 10.2 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658930>