



460 Yarrawonga Road Mudgee NSW

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Located 27km north of Mudgee by tar sealed road, this immaculately presented three bedroom home set on a comfortable 10.12 Hectares has a desirable location handy to Mudgee, Gulgong an Ulan.

Price : \$ 319,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658957>

With all the hard work done all you have to do is unwind and enjoy, making this a superb lifestyle property

- Three bedroom, one bathroom home
- Large open plan kitchen complete with loads of storage
- Spacious open plan lounge and dining
- Generous sized bathroom with large soaker bath
- Massive laundry area perfect to store that extra drinks fridge
- Wood fire for seasonal comfort
- Power & phone connected - Mobile coverage is accessible
- Garden shed, carport, chicken coop/ dog run
- 45,000L of rainwater storage with 1 dam - also connected for watering garden & lawns
- Mail and school bus run to front gate
- Fenced into four paddocks cleared to lightly timbered at rear



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