



**68 Wollar Road Mudgee NSW**

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Great value modern rural property just 10km north of Mudgee. Situated on 10 hectares of mixed open country and natural bushland. This enormous 30m x 12m contemporary shed home hides a private and cleverly designed 5 bedroom family friendly residence plus a huge garage and work shop space ideal for family life or a home business.

**Land Size** : 10.1 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659049>

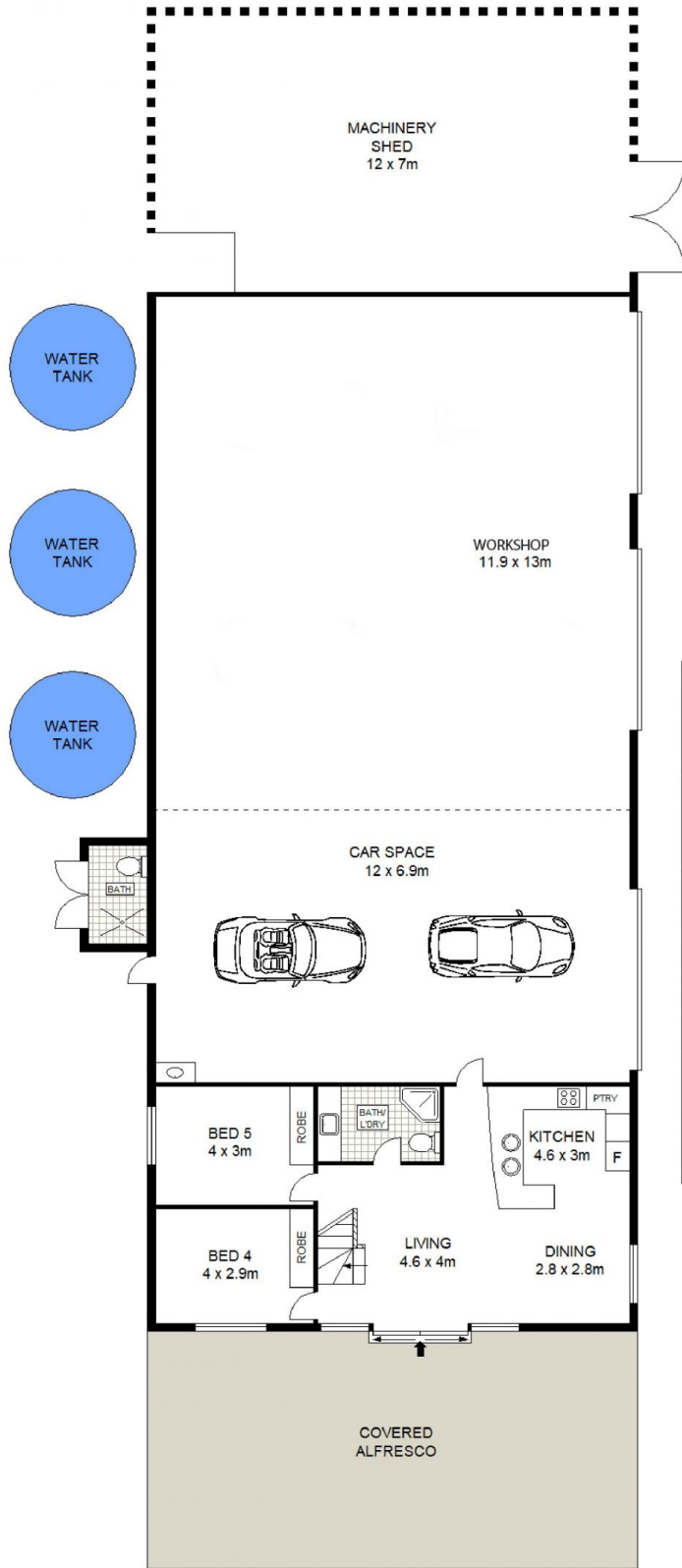
- highly functional contemporary five bedroom home
- open plan kitchen, dining living flows to huge alfresco area
- multiple living areas, two bathrooms
- established private gardens
- enormous workshop and garage area plus 6m X 12m partially enclosed awning
- second laundry plus shower and toilet facilities for the workshop
- 10.1 full of character hectares, predominately natural bush with plenty of wildlife
- low maintenance land, garden and home
- large dam plus 68000 litres of freshwater storage
- sealed road frontage just 10km north of Mudgee
- a unique and exceptional property, offering far more than



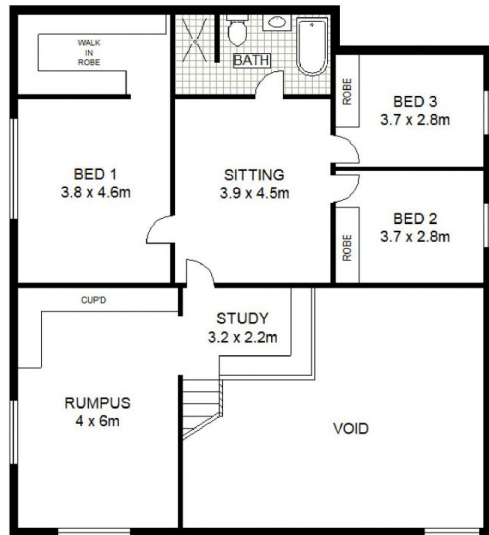
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GROUND LEVEL



UPPER LEVEL

68 WOLLAR ROAD

BUDGEE BUDGEE

