



**1002 Black Willow Road Mudgee NSW**

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Looking for that ideal property away from the hustle and bustle or that perfect weekender? 45 minutes south west of Mudgee sits 40ha (98.8 acres). With the cottage nestled in a private location, allows for perfect serenity awaiting you.

- Two bedrooms both with built-ins
- Open planned timbered floor living, dining area
- Massive open bay machinery shed
- 60,000L fresh water storage plus bore
- Powered workshop & green house with irrigation set up
- Power and phone line connected & mail twice a week
- 15m lap pool with pump
- 20 panel back to grid solar system
- One dam plus seasonal creek
- 98.8 acres with 85% timbered bushland
- House & pool subjected to approvals
- Your choice of fantastic camping sites & 4WD tracks
- Plenty of wildlife including pigs, rabbits, foxes and occasional deer
- Rates \$600 per year approx.

**Price** : \$ 252,000  
**Land Size** : 40 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659054>



**Alyse Pilley**  
**02 6372 2222**

For further details or to arrange an inspection contact Alyse Pilley on 0421 648 155