



Lot 1/66 Pipeclay Lane Mudgee NSW

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This stunning 12 hectare property is just 8km north of Mudgee right in the heart of our famous food and wine precinct. A picturesque setting with frontage to Pipeclay Creek the property is currently operating as a commercial wine and olive oil cellar door. A perfect lifestyle property or for an ongoing commercial operation.

Price : \$ 640,000
Land Size : 12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659078>

- 12 hectares (30 acres) picturesque highly productive country
- large 24mx9m cellar door ideal for conversion to a stunning home
- original 2 bedroom cottage in good condition
- large open front machinery shed
- abundant water from bore and 110,000L of freshwater storage
- predominately planted to olives plus 3 acres of grapes
- business plant, equipment and brand available by negotiation

An exceptional property in an ideal beautiful setting just 8km from the CBD.



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