



### 309 Pyramul Road Mudgee NSW

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Situated just 34km south of Mudgee is this 60.70ha or 150 acre approx. weekender/recreational block. Only 3km from the historic village of Windeyer.

**Price** : \$ 356,000  
**Land Size** : 60.7 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659104>

A very spacious and comfortable one bedroom one bathroom cottage is perfectly positioned on the property with beautiful district views.

- Very spacious one bedroom, one bathroom cottage
- Power and phone connected
- Large living area with wood fire heating
- Fully enclosed house yard with orchid
- Double lock up garage with carport additional workshop off cottage
- 60.70ha or 150 acres approx. undulating to level country
- Six paddocks with six dams (one spring fed) and yabbies
- Frontage to Long Creek and Nuggety Gully (gold prospecting)
- 80% cleared for grazing with some natural bushland and gullies
- Previously stocked with sheep and cattle
- Cattle yards with crush and loading ramp plus two machinery sheds



**David Goldring**  
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