



### 507 Maitland Bar Road Mudgee NSW

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Situated just 35km south of Mudgee on the way to the Historic gold mining town of Hill End is fantastic 36.2ha or 89 acre approx property.

A very comfortable three bedroom home set up for permanent living, frontage to the Meroo Creek and an opportunity to prospect for Gold. This brilliant property has a lot to offer.

- Three bedroom one bathroom home with power and phone connected
- Original open plan style kitchen overlooking living area
- Wood fire heating for winter and reverse cycle A/C for summer
- Concrete floor shed/workshop with power connected plus carport
- 36.2ha or 89 acres approx of natural hills and bushland, ideal gold prospecting
- Frontage to the Meroo Creek perfect for gold panning, plus two dams
- Approximately 15,000 litres rainwater storage
- Set back away from it all for the perfect recreation getaway

**Price** : \$ 260,000  
**Land Size** : 36.2 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659151>



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