



186 Windeyer Road Mudgee NSW

3 1 4

Escape to the country with your very own private 10.11ha property located around 20 minutes from Mudgee via tar sealed road in the locality of Grattai, sits this immaculate private affordable rural lifestyle property with well-presented home offering plenty of value. Don't miss this opportunity

Price : \$ 370,000
Land Size : 10.11 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659157>

- Three sizable bedrooms
- Neat and tidy kitchen and bathroom
- Large living and dining flowing onto outdoor living spaces taking full advantage of the views
- Wood heating, power connected and phone line at front
- Mail and school bus run to front gate
- Beautiful country style gardens, in a park like setting
- 60,000L approximately fresh water storage & large dam-used for gardens
- Undulating country with split open grazing to timbered
- Double lockup garage adjoins the house with additional double garage and workshop with machinery bay
- Perfect weekender or permanent country cottage
- Be quick value like this won't last long



Alyse Pilley
02 6372 2222

To arrange your inspection today contact Alyse Pilley at