



**57 Cunningham Lane Mudgee NSW**

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Picturesque with panoramic views surrounded by prime grazing land and quality infrastructure, elegantly nestled on 8.1ha (20 acres) in a convenient location seconds from Gulgong and a short 20 minutes from Mudgee. This stunning well presented property offers a perfect lifestyle for the equine enthusiast with nothing left to do besides move in and enjoy.

- Four spacious bedrooms all with robes - massive master and walk in
- Large well appointed kitchen with quality appliances and loads of space
- Three light filled sprawling living zones
- Large bathroom with separate toilet
- Huge laundry with large wet area entrance
- Three metre wide alfresco verandah perfect for entertaining with a view
- Climate control is well catered for with reverse cycle air conditioning, combustion wood fire & gas points
- Elaborate horse facility including a massive 10 stables with 2 tack rooms & outside feed rooms with power and water, post and rail day yards, round yards, 5 large fenced paddocks & three outside shed shelters

**Land Size** : 8.1 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659169>



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