



954 Pyramul Road Mudgee NSW

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540 hectares or 1334 acres just 40km south of Mudgee on the Sydney side. Set up as a highly productive well-loved farm, "Braeburn" is the perfect opportunity to walk in and run some stock, whether it is cattle or sheep or simply to use it as the perfect recreational farm.

Price : \$ 765,000
Land Size : 540 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659267>

HOUSE:

- Very comfortable spacious 3 bedroom plus sleepout/bedroom cottage
- Master bedroom with antique hand planed timber walls
- High ceilings throughout and original floor coverings and timber floor boards
- Country style kitchen with original fire oven in working order
- Living room with original open wood fireplace
- Electricity and phone connected with NBN internet
- Additional 1.5 kilowatt back to grid solar system
- Numerous rain water storage tanks and an equipped bore



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LAND:

- 1334 acres of undulating grazing country to creek flats
- Approximately 20ha (50 acres) sown to foraging oats
- Split into 30 paddocks with good to excellent fencing