



131 Cooyal Lane Mudgee NSW

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Situated approximately 20 mins north of Mudgee in the very popular Cooyal area. This fantastic small farm consisting of a four bedroom brick home on 35.88 hectares (88.6 acres approximately).

Polished floor boards throughout, high ceilings, parents retreat and a renovated bathroom are just some of the fantastic features. With not everything renovated there is plenty of opportunity to add a lot of value.

- Four bedroom two bathroom brick home with simply stunning rural views
- Large original kitchen opens to dine in meals area which flows to living
- Sunny north facing living area with amazing slow combustion woodfire heater
- Second living area/parents retreat with master bedroom and bathroom
- Additional three excellent size bedrooms all with fans and polished floors
- Beautiful original polished floors throughout complimented with high ceilings
- Fully established house yard, gardens, trees, vege patch

Price : \$ 629,000
Land Size : 35.88 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659268>



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