



### 1807 Ulan Road Mudgee NSW

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Located an easy drive north of Mudgee this well presented 10 hectare property boasts a comfortable home, good shedding, ample water supply and pleasant rural views.

- Three bedroom, one bathroom home
- Open plan living and dining area
- Reverse cycle air conditioning, wood heating
- Timber kitchen with 900mm freestanding gas oven and cooktop
- North facing verandah and covered entertaining area
- Established shade trees, fruit and nut trees, small shiraz vineyard
- 12m x 6m approx. machinery shed, 6m x10m approx. shed
- Well fenced to three paddocks, shade timber, chicken coup, two shelter sheds
- Excellent equipped bore, 50000L tank, water troughs
- NBN satellite internet and phone, Pay TV
- School bus at front gate
- Approximately 18km from Mudgee
- An ideal residence or weekender

**Price** : \$ 415,000  
**Land Size** : 10 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659272>

For further details or to arrange an inspection contact

<https://www.thepropertyshop.com.au>