



736 Bocoble Road Mudgee NSW

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Nestled in a picturesque setting just 15 minutes Sydney side of Mudgee this unique 10.26HA (25 acres) property boasts a large house, substantial shedding and infrastructure.

Price : \$ 479,000
Land Size : 10.26 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659324>

Perfect lifestyle property on Mudgee's door step, with elevated valley views.

- ? Spacious three-bedroom residence- master with ensuite
- ? Wide functional kitchen with quality appliances
- ? Open planned living dining zones
- ? Living rooms flow to multiple outdoor living zones
- ? Private plunge pool, overlooking grazing land
- ? Climate control is well catered for with combustion fire places & fans - solar back to grid system
- ? Substantial shedding with workshop, carport, machinery shed, wood sheds, old piggery & stables
- ? Abundant water throughout the property with multiple fresh water tanks feeding house, 3 large dams for stock & equipped bore - you will never run dry!
- ? Fenced into four paddocks, with sheep yards and shelter shed - clear grazing land at front with scattered timber at rear



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