



### 396 Kains Flat Road Mudgee NSW

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Set upon 10.12 hectares or 25 acres approximately of highly usable land located just 25 mins north of town.

Totally off grid solar system connected to a 1-2 bedroom shome that is ideal as a weekend retreat or perfect to live in whilst you build your dream country home.

- 10.12 hectares of open grazing country with shade trees
- 1-2 bedroom shome (shedhome) (internal wall removed between bedrooms)
- Huge open plan living/dining area with woodfire heating and air conditioning
- Kitchen with good bench space and wood stove (open plan)
- Off grid 1.5kva solar system, self sufficient to run fridge, freezer, computer and television and never have a power bill again plus back up generator
- Bathroom with shower, flushing toilet connected to septic system
- NBN internet and phone are connected
- Mains power at front of the block (not connected)
- One main paddock with large dam ideal to run cattle and sheep

**Price** : \$ 235,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659326>



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