



Mudgee

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Nestled in a picturesque setting just 25 minutes north of Mudgee this unique 10.12ha (25 acres) property boasts a big family house, substantial shedding & infrastructure.

Every aspect of this property has been carefully planned and executed - resulting in an inviting, easy living country lifestyle with some very impressive attributes.

- ? Four-bedroom residence all with built in robes - master with ensuite & robe
- ? Wide functional kitchen with quality appliances
- ? Open planned living dining zones
- ? Living zones flow to wrap around alfresco verandah
- ? Two well sized bathrooms - main with separate WC
- ? Reverse cycle air conditioning and woodfire heating
- ? Large 7x21m lock up garage/workshop with storage bays, power connected (concrete floor). Additional hay shed for storage
- ? Abundant water throughout the property with 100,000L water tank supplying house, large 1.7Meg dam for garden and stock usage
- ? Additional inclusions; Solar back to grid system, school

Price : \$ 508,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659329>



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