



227 Frog Rock Road Mudgee NSW

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Glorious views, sprawling residence, only 15 minutes from Mudgee. Nestled on 12HA (30 acres) of quality land, every aspect of this property has been carefully planned and executed - resulting in an inviting, easy living country home with some very impressive attributes.

- ? Spacious four bedrooms with two bathrooms
- ? Open planned living and dining
- ? Inviting wrap around verandah with additional entertainer's BBQ area with built in pizza oven - perfect for all seasons
- ? Large kitchen with plenty of space and storage
- ? Modern bathroom, second bathroom with separate WC
- ? Climate control is well catered for with fire place, ducted evaporative cooling & ceiling fans
- ? Water is aplenty with 170,000L (approx) water tank to house, additional tanks for trough system to four paddocks
- ? Large machinery shed, hay shed & additional man cave fit out
- ? Open paddocks with secure fencing plus cattle yards
- ? Tar sealed road, school bus & mail to front gate - mobile phone coverage
- ? A wide front verandah offers wonderful district views and

Price : \$ 595,000
Land Size : 12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659362>



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