






### 1530 Wollar Road Mudgee NSW

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A diverse 36.49 hectare property suited to run cattle, horses, sheep or other agricultural pursuits. Level mostly cleared with excellent improvements and water supply.

- 36.49ha (90 acres) approx. arable, level, stands of shade timber
- Modern contemporary three bedroom residence with verandahs on three sides
- Open plan kitchen, walk in pantry, dining and living area
- 18m x 12m machinery shed, stables/tack room, hayshed and round yard
- 4 dams, equipped bore, rainwater tanks and troughs
- 13 paddocks, all excellent stock proof
- Currently running cattle and horses
- Sealed road frontage and only 25km to Mudgee

**Price** : \$ 700,000

**Land Size** : 36.49 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659365>