



47/ Windgraves Road Mudgee NSW

This idyllic lifestyle property is conveniently situated 35kms from Mudgee, featuring a beautiful rural vista amongst 98HA (243 acres), excellent water supply, multiple dream home locations and undulating grazing country.

- ? 98.03HA (243 acres) cleared to shaded timber
- ? Excellent water with two good dams - one spring fed & seasonal creeks
- ? Externally fenced, scattered white box timber
- ? Just 1km approx. to the Windeyer village & local "Gold and Fleece hotel"
- ? Road frontage, Telstra mobile coverage, power & phone line running through the property
- ? Build your dream home surrounded by acres *STCA
- ? Great walking, 4WD and motorbike tracks
- ? Suitable for grazing sheep and cattle
- ? Looking for gold? You can dig into history here
- *Subjected to council approval

To arrange your inspection contact Alyse Pilley at The Property Shop on 0421 648 155

Price : \$ 245,000
Land Size : 98.03 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659376>



Alyse Pilley
02 6372 2222