



### 116 Iron Barks Road Mudgee NSW

33 acres of mostly cleared, arable country with dwelling entitlement (STCA)

Excellent building sites with power and phone nearby  
Seasonal creek with permanent spring plus approximately 7,000L of freshwater storage

Comfortable two room lodging with wood fire and gas cooking

Large two bay machinery shed

Just 5km to the famous Cooyal Pub or 30 min North of Mudgee

An amazing opportunity to secure the perfect lifestyle property

**Price** : \$ 200,000

**Land Size** : 12.81 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659382>



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