



## 269 Doughertys Junction Road Mudgee NSW

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Looking for that ideal property away from the hustle and bustle or that perfect weekender? 45 minutes south west of Mudgee sits 12.31ha (30 acres). With the cottage nestled in a private location, allows for perfect serenity awaiting you.

- One-bedroom cottage with open planned living/ kitchen
- One dam plus seasonal creek with 10,000L (approx.) fresh water storage
- Workshop, gardens sheds & sheep yards
- Power and phone line connected & mail delivery
- 30 acres cleared to undulating grazing, boundary fenced in fair condition
- Rates \$800 per year approx.

For further details or to arrange an inspection contact Alyse Pilley on 0421 648 155

**Price** : \$ 179,000  
**Land Size** : 12.31 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659465>



**Alyse Pilley**  
**02 6372 2222**