



**210 Wyaldra Lane Mudgee NSW**

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Unique, private retreat nestled in the slopes only 20 minutes north of Mudgee. The discreet cul-de-sac is a privileged oasis including many indoor and outdoor entertaining areas to enjoy the picturesque setting and escape the rat race

**Price** : \$ 237,000  
**Land Size** : 10.34 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659509>

- ? Set on 10.34 hectares (25 acres)
- ? Unique train carriage weekender with separate studio
- ? Effortless inviting inside/outside living & entertaining
- ? Three outdoor fire places including a pizza oven
- ? Power, phone, mobile coverage, mail at front gate, school bus close by
- ? Hot water shower & bath
- ? Bring your family and friends - sleeps 8 people easily
- ? Pot belly fireplace in the master bedroom
- ? Machinery shed/workshop with power
- ? Water is plentiful with loads of drinkable storage water, 1.25 meg litre dam & seasonal creeks over the property
- ? 90% timbered country
- ? 15 minutes from the airport
- ? Approved Dwelling entitlement - subjected to DA with several potential building sites



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