



82 Honners Road Mudgee NSW

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Nestled in a picturesque setting just 15 minutes from Mudgee, this unique 10.12HA (25 acres approx.) property makes a comfortable, character-filled home or relaxing weekend escape. Privately located along a country cul de sac - this property won't disappoint!

- Three large bedrooms, One bedroom with private Rapunzel loft
- Functional kitchen design maximises available space, loads of storage; gas cooking & quality appliances
- comfortable lounge dining flowing through to outside entertaining zones
- An eclectic use of materials such as exposed timber & iron staircase, Rolled Hessian ceiling & hand wrought light pendant, polished timber floors and raked high ceilings
- Climate control is well catered for with slow combustion wood heater, fans & Gas points; fully insulated
- Usable land, stock proof fencing into three paddocks, boasting three large dams & chances a plenty to see wildlife and variety of birds
- Great shedding plus second cottage
- Energy efficient with 3kw back to grid solar system
- Wireless internet, Telstra mobile reception, sky mesh

Price : \$ 390,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659514>



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