



the property shop



446 Rocky Waterhole Road Mudgee NSW

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Perfectly positioned in the beating-heart of Mudgee's tourist belt, this sprawling 16.59ha (41 acre) property is nestled on one of the area's most sought after locations. "Clearview" not only boasts an impressive house, quality infrastructure & abundant water, it lets you enjoy income generated from a variety of agricultural ventures.

Price : \$ 1,260,000
Land Size : 16.59 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659518>

- Elevated four-bedroom executive residence - all with robes.
- Master bedroom with large ensuite & robe.
- Two large living areas plus study - polished timber floor throughout.
- Large chef style kitchen with quality appliances and servery window.
- Inside living flows freely to wrap around entertaining deck capturing impressive views.
- Manicured lawns with pop up irrigation from equipped bore.
- Sprawling over 41 acres of fertile country with excellent soils and abundant water with two equipped bores plus (42 MEG water licence).
- Established Orchard boasting 3,000 cherry trees & 2,000 pomegranate trees approximately - with automated



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