



### 13 Charles Road Mudgee NSW

3  1  6 

Built with a purpose to provide an idyllic lifestyle setting commanding elevated panoramic views for as far as the eye can see.

- Modern contemporary three bedroom residence
- Open plan living/kitchen and dining area plus formal lounge room
- Light filled bathroom with freestanding bath, frameless shower & second WC
- Ceiling fans throughout, slow combustion wood fire
- 4.3kw off-grid solar power 100,000L + rainwater storage, two dams
- 6m x 15m approx steel shed, secure house yard, expansive veggie patches
- Excellent boundary fencing, two road frontages

**Price** : \$ 479,000

**Land Size** : 10.79 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659528>