



### 1916 Windeyer Road Mudgee NSW

This very unique parcel of land consists of 3.76 hectares (9.30 acres or approx.) fantastically situated right in the heart of the historic gold mining village of Windeyer just 41kms from Mudgee by tar sealed road.

- Zoned RU5 village with dwelling entitlement build your dream home S.T.C.A\*
- With two separate lots there is potential to subdivide S.T.C.A\*
- Power and telephone are at the front of the property
- Original sheep yards with loading ramp
- Unequipped bore plus 2 dams
- Gently sloping land with scattered shelter trees
- Perfectly situated right next to the well known Windeyer recreation ground
- Just a stones throw from the famous Gold and Fleece Hotel
- Ride horses, run some sheep, or simply enjoy a weekend getaway

Don't miss the opportunity to secure yourself this large parcel of land in the heart of Windeyer.

**Price** : \$ 145,000  
**Land Size** : 3.76 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659538>



**David Goldring**  
02 6372 2222



**Alyse Pilley**  
02 6372 2222