



974 Black Springs Road Mudgee NSW

2 🏠 1 🚿 1 🚗

Enjoy the tranquility of rural living with the convenience of being close to town with this great 10.12ha (approx. 25 acres) lifestyle property perfectly positioned approximately 18kms from Mudgee.

Price : \$ 390,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659546>

Featuring a comfortable two bedroom brick veneer home, fenced house yard and fresh water storage this is the ideal getaway with potential to expand into your dream rural abode.

- Open plan kitchen overlooks dining/second living area
- Spacious living room provides full comfort with air conditioning and wood fire heating
- Tidy original bathroom with combined shower/bath and toilet
- Huge covered outdoor entertaining area with built in BBQ
- Beautiful rural views in all directions
- 100,000 litre approx. rain water storage
- Workshop/shed with roller door plus 3m x 3m garden shed
- Additional original chook run with shed style coop
- Land is fenced into house yard and one main paddock
- Land consists of arable country at the front to scenic



David Goldring
02 6372 2222