



**51 Norlenbah Lane Mudgee NSW**

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Located only 15 minutes from Mudgee is this charming 3 bedroom cottage that has just recently undergone an extreme makeover, meaning you can move in and enjoy the hard work that has been done for you!

- 3 well sized bedrooms including an extra spacious main with built-in wardrobe
- Brand new kitchen with timber bench tops, dishwasher, pantry, gas cooking and island bench perfect for the family to gather
- Open plan lounge and dining room surrounds the kitchen with a second living area/rumpus room offering comfort via a woodfire
- The bathroom is also brand new and includes linen storage
- Multiple sheds including 4-bay machinery shed, 2-bay shed and 1-bay shed
- Plus a two car garage and a small fire wood shed
- Chook yards and established orchid with mature trees
- Three large dams, two bores and water tanks
- Split into five paddocks with multiple springs
- Seasonal creek frontage

**Price** : \$ 430,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659568>



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