



**168 Maiala Road Mudgee NSW**

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Looking for the ideal property away from the hustle and bustle or the ideal weekender? Offering 10.12 hectares (25 acres approx) of timbered, level country located an easy drive 30 minutes from Mudgee or 15 minutes from Gulgong

**Price** : \$ 170,000  
**Land Size** : 10.41 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659656>

- 10.12 hectares (25 acres approx)
- Small cottage with basic kitchenette and bathroom - Power connected
- Natural timber throughout the block
- Fresh water storage with tank and seasonal spring
- Zoned with dwelling entitlement, Build your dream home \*STCA
- Tar sealed road all but 1km
- Power connected, Mobile phone service, mail delivery & school bus close by



**Alyse Pilley**  
**02 6372 2222**

The perfect weekender with a fantastic natural block & easy access

For further details or to arrange an inspection contact Alyse Pilley on 0421 648 155