



**139 Windgraves Road Mudgee NSW**

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A unique and wonderful retreat nestled only 35 minutes from Mudgee and only moments from Windeyer Village. Offering many indoor and outdoor entertaining zones to enjoy the picturesque setting and escape life's hustle and bustle.

- A unique two bedroom retreat
- Expansive indoor living space
- Tidy kitchen with gas cook top, loads of storage and wood fire oven
- Inviting outdoor entertaining
- Stay warm in the cooler months with a wood fire
- Water is plentiful with freshwater storage, bore (unequipped) & seasonal creek
- Be off the grid with solar power provisions plus plenty of shedding and workshop space
- Established on 4.77HA (12 acres approx) with established gardens

The perfect permanent or weekend escape with so much on offer- this will not last long.

For further details or to arrange an inspection contact Alyse

**Price** : \$ 249,000  
**Land Size** : 4.77 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5902525>



**Alyse Pilley**  
02 6372 2222



**Sara Perry**  
02 6372 2222

