



434 Melrose Road Mudgee NSW

A rare opportunity to secure your own piece of picturesque Mudgee Valley paradise. A stunning 21.28 hectares (approximately 52acres) situated adjacent to the Cudgegong River and just 12km east of town.

Highly productive farming country, DA approved for a dwelling, with exceptional farm improvements and secure water. 434 Melrose Rd is the perfect property for your dream rural lifestyle.

A spectacular and versatile rural property offering...

- Superb river flat farming country for any agricultural venture
- 48mx12m industrial shed (4.5m to eaves) with high roller doors
- kitchen, laundry and bathroom facilities plus 8mx12m internal mezzanine,
- 12mx7m awning engineered to allow high machinery access
- additional open fronted machinery skillions on the north end
- separate 18mx9m steel framed shed with stables and

Price : \$ 1,800,000
Land Size : 21.28 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6532374>



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