






### 325 Melrose Road Mudgee NSW

3  2  1 

"Melrose Farm" is situated on 11.89ha (approximately 29 acres) just 10 minutes from Mudgee on the Sydney side. This one-of-a-kind home boasts space for the entire family and is located in one of the most highly sought after areas of Mudgee.

With a three-bedroom Californian Bungalow cottage with inviting and easy living and very impressive attributes consisting of stunning rural views and outstanding land and gardens.

- Freshly painted expansive light-filled open plan living, dining and lounge area, ideal for entertaining or quiet relaxation
- Additional family living room featuring a stunning chandelier and exposed timber flooring
- Original country/cottage style kitchen with dine-in meals area
- Large master bedroom with ensuite and beautiful views overlooking the gardens
- Two additional oversized bedrooms, both with verandah door access
- Climate control is catered for with two split A/C systems,

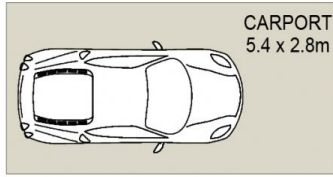
**Price** : \$ 1,610,000  
**Land Size** : 11.89 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6777613>



**David Goldring**  
02 6372 2222



**Ashley Olsen**  
02 6372 2222

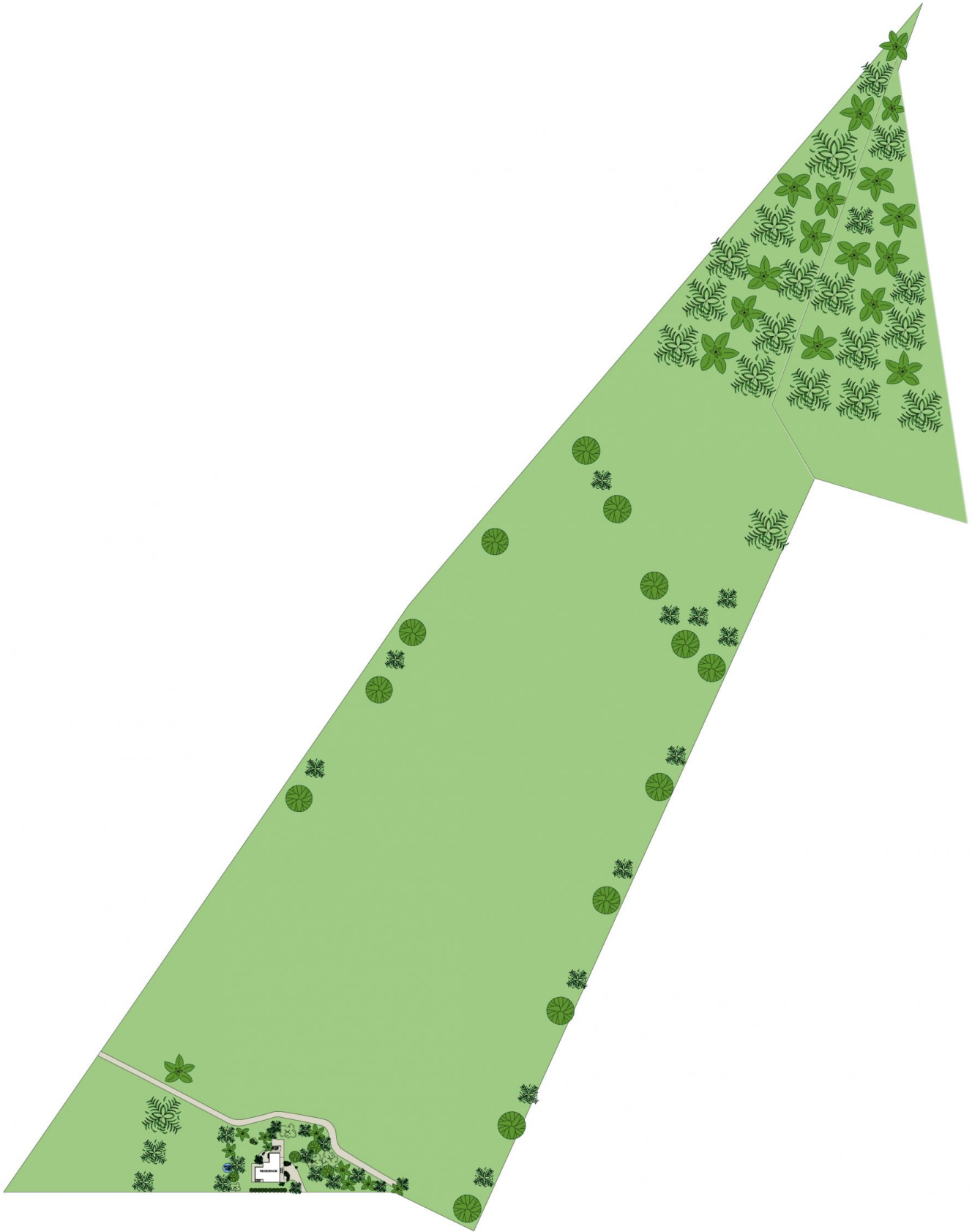


325 MELROSE ROAD

MT FROME



Floor plans and rooms sizes are indicative only



SITE PLAN

325 MELROSE ROAD

MT FROME



Floor plans and rooms sizes are indicative only