



### 85 Williams Lane Mudgee NSW

3 1 2

Offering the ultimate lifestyle property, established on 6.67 Hectares (17 acres approx), just 30 minutes from Mudgee & nestled within the Windeyer village. Boasting a renovated cottage, excellent shedding and ample water this property is what you've been waiting for....

- Renovated three-bedroom, one-bathroom residence with second toilet in laundry
- Large kitchen with loads of bench space, dishwasher & electric cook top
- Open plan living & dining area with guaranteed comfort year-round with wood fire, ceiling fans & air conditioning
- Second living zone coming off bedrooms
- Covered timber deck ideal for entertaining after visiting Windeyer pub
- Double lock up garage - power connected plus additional garden shed
- Ample water with over 50,000L of tank storage, a dam and frontage to "Long Creek"
- Secure house yard fence

This amazing cottage has charm & tranquil surrounds. Only a 3-minute walk from the Windeyer Hotel and just a short

**Land Size** : 6.67 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7066539>



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