



72 Spring Flat South Lane Mudgee NSW

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An exceptional opportunity awaits on the south eastern fringe of Mudgee's township. The perfect blend of rural serenity and urban convenience, build your dream home, create the perfect small farm or land bank for future development. A picturesque property to create your ideal rural residential lifestyle with the convenience of town on your doorstep.

- 31 Arable acres, prime for future development
- Serene location with easy access to town
- Power across the property
- Excellent easy to build house sites with magnificent rural views
- 3 dams, 2 paddocks and 6m x 3m lock-up shed
- Sealed road frontage and secondary rural lane access
- Dwelling entitlement to build your dream home (S.T.C.A)
- Walk to the new St. Matthews Catholic School secondary campus
- Exceptional location right on the town boundary

Start living your idyllic rural lifestyle without giving up convenience of town. Book your inspection today.

Land Size : 12.93 ha

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/8029954>



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