



## 94 Buckaroo Lane Mudgee NSW

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Discover the possibilities at 94 Buckaroo Lane, a charming country cottage set on 16.47 hectares (40 acres approx.) of prime grazing land. Located just 8 minutes from Mudgee's CBD, this property offers a unique chance to create your dream rural escape. Whether you're looking for a peaceful retreat or an investment in country living, this is an exceptional opportunity to make it your own.

- Three bedroom brick veneer residence
- Main bedroom features a walk in wardrobe and modern ensuite
- Offering multiple living areas, ideal for the growing family
- Open plan kitchen and dining with ample storage
- Main bathroom with separate W/C
- Climate control is catered for with split system air conditioning and ceiling fans
- Additional sewing room or study
- Single garage with internal access
- Fenced house yard with a variety of established fruit trees
- 4-bay open shed (approx 11mx6m), 2 stables, tackle room and original timber cattle yards

**Type** : Rural  
**Price** : \$ 1,120,000  
**Land Size** : 16.43 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/8153331>



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ADDRESS: 94 Buckaroo Lane, Mudgee

TOTAL: 154 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 29 m<sup>2</sup>, COVERED PATIO: 10 m<sup>2</sup>, PORCH: 22 m<sup>2</sup>

DISCLAIMER: FLOOR PLANS AND SITE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.  
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