



### 317 Uungula Road Wuuluman NSW

Situated on the outskirts of Wellington, with an easy 65km drive to Dubbo and 100Kms (approx) to Mudgee "Baa Budgereee" represents the perfect station prime for the next landowner to restore its prestige.

Featuring;

- Rolling hills with views across the district.
- Establish Woolshed with working ablutions and power.
- Sheep race connected to woolshed with streamlined design.
- Separate next to new three bay hay shed.
- Colonial era house ready to be rebuilt or plenty of sites to build your dream home (S.T.C.A)
- Approximately 547.3 Hectares or 1432.5 acres of land, 30% ready to run sheep or cattle the remainder offering prime spots for hunting, camping and general leisure exploration.

Baa Budgereee is a unique farm with also the opportunity to acquire 'Eulabah' with rear access as part of separate auction currently scheduled for the 22nd of November at

**Type** : Rural  
**Price** : Auction  
**Land Size** : 576.3 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/wuuluman/residential/rural/8158942>



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