



## Mudgee

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Having not yet been occupied full time this home is practically near new. The 10.16 hectare property is set approximately 20 minutes drive north of Mudgee in the locality of Cooks Gap.

**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5657092>

The home is a clad, four bedroom, one bathroom home with generous open plan living space.

There is a meals area adjacent to the kitchen and the cooking appliances and rangehood are stainless steel electric.

An elevated position enhances the rural views captured from the front and rear verandahs and provides space for a cellar under the house.

Polished timber floors, light fittings and blinds are further inclusions.

The bathroom has a shower, toilet and large corner spa and the large laundry has a second toilet.

While the home is fully wired for electricity, the current