



## Mudgee

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The property is positioned in approximately 25 minutes North of Mudgee and 10 minutes from local mining industries.

Situated on 10.11 Hectares the land is mostly fenced with a mixture of open flat country with all the dwellings nestled within rock boulders and native timber.

The property is a very exclusive place with a unique dwelling on it. Features include four bedrooms, 3 bathrooms, huge family room, formal dining, lounge room, several outdoor living areas and a his/hers study.

The property is well equipped for all seasons with a in ground salt water pool, ceiling fans, wood heater, air conditioners, bar heaters, and various other sources.

Water is supplied from 5 tanks and an equipped bore. There is also a variety of sheds and bird aviaries, fruit trees, and gardens.

An outstanding residence and one of its kind.

**Price** : \$ 400,000  
**Land Size** : 101300 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5657106>