



MUDGEE

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A terrific small farm only 5 minutes drive to Mudgee. The 10.13 ha property is located in the popular Mt Pleasant Road approx. 6km from the CBD. The property is slightly undulating and mostly cleared with shade trees remaining. The property is fully fenced into 3 main paddocks with a dam for stock water. The home is a 3 bedroom brick veneer with large bedrooms, a formal lounge room & family room in the centre. The kitchen has a fuel stove & sunny northerly aspect. There is a split system air-conditioner & a wood fire in the lounge room. Outside are a set of cattle yards, a huge 24 x 18m shed with stables & round yard & a second 17 x 11m shed for hay storage, workshop & garage. There is 3 phase power connected as well. Water is supplied from 3 good dams & 9,500 gals of fresh water. Power & phone are connected & there are great views over Mudgee and the surrounding countryside.

Land Size : 101171 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5657873>



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