



## MUDGEES

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Here is a property of immense beauty amassed with amazing rural improvements.

Situated approximately 14.5 kilometres north of Mudgee and nestled in a very private setting this 34.89 hectare (approx) property provides an invitation that will lure you.

The property is subdivided into four main paddocks, some with electric fencing, & has five dams plus an equipped electric motor and pump on a bore.

The cypress timber clad homestead has three bedrooms, open plan tiled living area with dining, lounge & modern kitchen with reverse cycle split system air conditioning & wood heater.

There are paved verandahs front and rear and a big double carport. Set amid spacious gardens, there is a 9.5 metre (approx) fibreglass in ground pool.

Farm buildings are excellent with a modern American style 6m x 12m (approx) 3 bay workshop on slab with power connected. There is also a huge modern colourbond 30m

**Land Size** : 348900 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5657918>



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