




## MUDGEE

3  1  2 

Perfect in every way describes this beautifully presented rural property with real WOW factor. Perfect family property fronting a sealed road, with school bus and daily mail services. Just 25 min from Mudgee and only 10 minutes from historic Gulgong.

**Land Size** : 101200 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5657924>

This immaculate property is impressive right from the front entrance! Proudly boasting low maintenance park like gardens and sweeping lawns, this large lifestyle friendly home has 3 generous size bedrooms (two with built ins) and a separate study. Plenty of room to move for growing families and envious amounts of room to entertain. The home is fully insulated, reverse cycle air conditioning, ceiling fans and a very cosy wood fire.

Step outside anywhere and all the work is done! Rear deck has a much sought after northerly aspect. Excellent fencing all round with six paddocks and very tidy small stock yards and loading ramp. Take a stroll through the orchard to the 13 x 6.5 metre lockable steel shed with concrete floor and power connected.

You'll never go thirsty on this property! A massive 120,000