



## GRATTAI

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Race in for your chance to buy a fantastic and rare property.

Situated on a 40 acre (approx) block just 23 kilometres from Mudgee are two separate dwellings.

The first dwelling comprises a neat two bedroom home with a new kitchen among an open plan living area.

There are several new features throughout including gas cooktop, electric oven, vanity, toilet, Daikin inverter air conditioner and floating wood floors.

Other attributes include 12 foot ceilings, beautiful irrigated gardens and an adjoining double garage which has been converted to a home theatre with everything included.

The second dwelling is a cute cedar cabin which is situated away from the main dwelling in a private location.

It comprises one open plan room with polished floor boards, bath, kitchenette, gas hot water and power from the main house.

**Land Size** : 156900 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/grattai/residential/rural/5657939>