



MUDGEE

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An easy drive from Mudgee in the locality of Kains Flat/Cooyal and just a short trip from the Cooyal Hotel is this charming rural property comprising approximately 13.89 hectares.

Land Size : 138900 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5657963>

The residence is a neat and tidy three bedroom home with a modern kitchen and bathroom. There is a meals area and also a spacious, light filled living area with reverse cycle air conditioning and wood heating. A front verandah provides an ideal place to sit and admire the rural views.

An irrigated 300 (approx) tree olive grove has been planted. The country is fertile grazing land with level topography and is fully fenced around the boundary.

Water is excellent with an equipped bore, 20000 gallon concrete tank and a dam.

This property offers a relaxed rural lifestyle within striking distance of the Mudgee township and the local coal mines. The home is very comfortable and the addition of improvements such as a garage and shed would see the value of the property increase. The owners are reluctant to