






## MUDGEE

4  2  3 

Approximately 22.67 hectares (56 acres) situated only 9.5 kilometres from Mudgee by tar sealed road with absolute frontage to Lawson Creek.

The land consists of fertile creek flats suited to lucerne, other cropping and cattle and is watered by a 69 megalitre irrigation licence, a dam plus a well and tanks for domestic use.

The home has four bedrooms, two bathrooms, expansive living areas, in ground pool, double colourbond garage and carport with expansive views overlooking the property.

Other improvements include a hay shed, 3-bay machinery shed, stables, silo and stock yards and fencing is in excellent condition throughout.

A very versatile property offering lifestyle and income, so arrange your inspection to avoid disappointment.

**Land Size** : 226705 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5657973>