





COOYAL

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If you have been searching for a near new modern open plan home, on acreage, then look no further.

Positioned perfectly for mine workers this property is situated in the Cooyal locality with direct lane access to Ulan Road and still being only 22 kilometres from Mudgee (approx).

This four year old home boasts light filled open plan living and dining areas and a master bedroom with a beautiful corner spa bath to sit and relax and make the most of the splendid views. All three bedrooms have built in robes.

There is also a second two bedroom farmhouse which, with a little TLC, will provide room for the extended family.

The land is mostly level cleared prime grazing land with approximately 5 acres of vines and a small fruit orchard. There are some scattered shade trees and two dams.

Boasting a brand new fully equipped bore and a 16 megalitre irrigation licence water is not an issue here.

Land Size : 161900 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/cooyal/residential/rural/5657977>