



## BIRAGANBIL

3 1 2

This modern three bedroom home, set on approximately 10.21 hectares has superb views from the full length balcony.

**View :** <https://www.thepropertyshop.com.au/sale/nsw/central-west/biraganbil/residential/rural/5657985>

The home boasts ducted reverse cycle air conditioning, wood heater and an open plan living/dining area.

The well appointed kitchen contains a large gas/electric oven with gas cooktop and stainless steel splash back as well as a dishwasher.

The large master bedroom has a built-in robe with floor to ceiling mirrors and direct access to the front balcony.

It gets better with direct access to the beautiful Cudgegong River, a known habitat for the platypus.

The owners will also include the 8 megalitre (approx) water licence and the pumps to pump it.

Being only a short distance from Gulgong and Mudgee this is too good to be true.