



## MUDGEES

3 1 4

A lovely private acreage north of Mudgee offering comfortable living in beautiful surrounds where the sound of abundant birdlife adds to the ambiance.

The home is a light, airy three bedroom house with two living areas. The kitchen has a fantastic oven/cook top, walk in pantry and adjacent meals area.

One of the best features of the home is the sparkling in ground pool, fully enclosed and sheltered from the elements. A great place to relax or entertain. The pool area enjoys a pleasant leafy outlook and has access to a boules playing area and outdoor entertaining area.

There is a good size double garage with double carport annexed and power connected. The property is fully fenced into three paddocks and has two dams and fresh water tanks for water storage.

The country is level to undulating land comprising semi cleared grazing areas to regenerated box woodlands which has provided sanctuary to a host of bird species and natural fauna.

**Land Size** : 101200 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5657986>