



## MUDGEES

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Here is a fertile rural holding comprising 36.49 hectares (approximately 91 acres) to the north east of Mudgee.

The land is productive basalt country and completely level and arable. There are scattered shade trees and the property is fully fenced into nine paddocks.

Water is supplied by four dams and three water tanks with reticulation to various troughs for stock water.

Those with an equine interest will appreciate the hard work completed by the current owner with horse friendly fencing, shade structures and two 4m x 4m stables inside the 8m x 12m shed.

The shed also has a skillion section ideal for parking machinery.

Additional improvements include a 6m x 6m hay shed, and a set of cattle yards, crush and loading ramp.

The residence is a six year old delightful three bedroom home with a generous open plan living and dining area

**Price** : \$ 565,000  
**Land Size** : 364900 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658008>