



## MUDGEES

With the meandering Cooyal Creek forming one of boundary and providing permanent water to the property, this 21.04 hectare holding offers a mix of cleared and lightly timbered country.

Located approximately 25 kilometres from Mudgee via tar sealed road, the property is an idyllic setting for a relaxing weekend escape.

Improvements on the property include a 6m x 21m open fronted shed with an enclosed and lined section for weekend accommodation.

A second lock up shed, new 20000 gallon tank and three phase power have also been added.

The boundary is fully fenced in good condition.

There are two dams, approval for a bore and the aforementioned permanent creek and tank for water supply.

Approved plans for a five unit farm stay development are in

**Land Size** : 210400 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658009>