



## MUDGEES

Just 26 kilometres north east of Mudgee is this peaceful 7 hectare property in the popular locality of Cooyal.

The land is level and mostly cleared country with good fencing and two road frontages. There is some scattered shade timber.

Water is supplied by a large reliable dam and a fresh water tank.

Constructed on the property is a substantial steel shed with concrete floor and adjoining awning. This is used not only for storage but for comfortable weekend accommodation.

A basic bathroom has been created and there is scope to further improve the current accommodation configuration.

With pleasant surrounding scenery and adjoining farmland and hills creating a relaxing rural setting, the property is an ideal location to build a more permanent family home.

Power and phone services are nearby but not connected and there is only 1.85 kilometres of unsealed road to travel.

**Land Size** : 70000 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658013>