



## MUDGEES

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This can be assured with this superb rural property whether it be a casual weekend retreat or more permanent situation.

Cleared 10.12 hectares (25 acres), fenced into two paddocks with natural pasture.

The home consists of country homestead style with verandahs to all sides and elevated views of the majority of the property. Three bedrooms (main with walk through wardrobe and ensuite), two living areas and open style timber kitchen/dining area with all electric appliances and an abundance of natural light throughout the home.

A double colourbond garage/workshop will accommodate vehicles and boys' toys and power is connected.

Excellent water supply is provided with concrete and fibreglass tanks, an equipped bore for garden irrigation plus a dam.

A small orchard with established fruit trees is adjacent to the home.

**Land Size** : 101200 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658014>