



## MUDGEES

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This unique rural property is situated just 18 kilometres from town and boasts a gorgeous stone cottage, tremendous views, excellent water supply and a productive olive grove.

The character-filled cottage is of stone construction with an extension of sandstone-like brick. With a high, timber lined ceiling and generous space the living and dining area is adjacent to the kitchen, also constructed from stone and with solid timber bench tops. Power and phone are connected.

There are three bedrooms, two doubles and a single, for accommodation and a basic bathroom.

Currently used as a weekender, some further minor work could transform this into a comfortable home. Originally constructed prior to the need for council approval there are areas or work needing to be completed to obtain a building certificate from local council.

The cottage is surrounded by established gardens with beautiful roses, fragrant wisteria and bird attracting native

**Land Size** : 136100 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658016>