




## MUDGEES

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This remarkable property, situated just 11 kilometres north of Mudgee in quiet rural surroundings is a rarity.

11.74 hectares of level red soil country gently sloping to fertile creek flats with areas suited to cultivation and grazing with a small area of timber.

There is an expansive modern residence with high ceilings and spacious rooms. Accommodation comprises four generous bedrooms, the main with walk in robe and ensuite and a separate study or fifth bedroom.

Living space is ample with a dining room, light filled family room, meals area, and there is a delightful country kitchen. Wide verandahs on all sides of the home provide aesthetic value and protection from the elements and the home has been fitted with ducted reverse cycle air conditioning and a wood heater for climate control.

Outside the features and improvements are even more impressive with a large double garage/workshop, a huge covered entertainment area and a fully fenced in-ground swimming pool. There is also an additional large steel machinery shed with adjoining horse stables.

Water is abundant with equipped bore, dam and secure rainwater storage as well as frontage to a seasonal creek. The surrounding gardens are well established and the house yard is well fenced.

This magnificent rural holding affords all the comforts you could possibly need. Oozing quality and boasting tremendous space this is a country property of the highest calibre.

Arrange your inspection by contacting Hugh Bateman at The Property Shop on 6372 2222.

**View :** <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/rural/5658018>