



## MUDGEES

4 2 4

. Situated to the north of Mudgee in the locality of Cooks Gap is this quality lifestyle property with excellent improvements

. Recently completed four bedroom, two bathroom residence with enormous north facing living space

. Well appointed granite kitchen, stainless steel appliances, adjacent meals area

. Fully ducted reverse cycle air conditioning plus gas points for year round climate control

. Built in robes to all bedrooms, walk in robe and ensuite bathroom to master bedroom

. Wide verandahs front and rear to enjoy the rural outlook

. Large covered alfresco area / entertaining area with full outdoor kitchen

. Fenced house yard, new boundary fencing on three sides

. Good water supply - 55,000L tank and a spring

. Mostly cleared arable land with an ideal northerly aspect. The property is 10.12 hectares.

**View :** <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/rural/5658025>

For further information or to arrange an inspection contact Damian Kearns on 0418 205 551