



## Mudgee

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- Large Besa block + clad home
- 10.12 hectares (25acres) fully fenced and predominantly cleared
- Three bedrooms, one bathroom
- Generous living spaces indoor and outdoor
- Wood heating and ceiling fans
- Verandah to three sides
- Modern kitchen, walk in pantry, stainless steel oven.
- Established trees and gardens
- Ample shedding
- Further accommodation with several granny flat accommodations
- One dam, bore and creek
- Substantial rain water storage
- Power, phone, internet and mobile service
- Approx 14km to Gulgong, 13.5 km to Ulan and 33km to Mudgee
- Tar road frontage

**Price** : \$ 390,000

**Land Size** : 10.12 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658108>