



Mudgee

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Magnificent views, permanent creek frontage, a comfortable home and complete privacy combine to create "Pasadena", a superb rural lifestyle property and wildlife sanctuary.

Situated just over 30km from Mudgee this 131 hectare holding is very well established and offers modern conveniences with sustainable and self sufficient living options.

The residence is a six year old home with three bedrooms and open plan living and dining. There is reverse cycle air conditioning, NBN satellite internet, phone, solar hot water and gas cooking.

A full length verandah enjoys extensive views over the property and a double carport is attached at the rear.

Electricity is connected, complemented by an advanced solar system fed back to the grid and credit received at 20cents per kWh..

An additional dwelling provides guest accommodation and

Price : \$ 370,000

Land Size : 131.1 ha

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658111>