






## Mudgee

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Suitable for a range of buyers including 1st home buyers, weekenders, any full timers and those looking for an easy commute to either Mudgee, Gulgong or Ulan.

Situated on approximately 25 acres the land opens up to a lovely home surrounded by timber and lovely established gardens.

Inside, you will love the wooden finishes, modern kitchen and bathroom, high ceilings and the fact that there is not a thing to do.

Accommodation includes two spacious bedrooms along with 2 x lofts which could also be used as sleeping facilities.

Comforted by a wood heater and air conditioning but most will find the comfort of having the front verandah with stunning outlooks in the morning and a rear verandah in the afternoon looking over the oasis of trees and gardens.

A large carport provides cover for several vehicles along with a 6 x 8 shed, a garden shed and a small workshop in

**Price** : \$ 249,000

**Land Size** : 10.11 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658113>