



Botobolar

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Located approximately 25km north east of Mudgee in the Botobolar district is this workable 16.19 hectare property.

Fenced into 5 paddocks, the land component is mostly suitable for cultivation and therefore can be utilised for running stock as a small hobby farm.

Well set up with timber cattle yards, ample shedding, 1 x dam, frontage to Stoney Creek and tank water storage, its got the lot.

Situated in an attractive setting amongst beautiful trees and gardens is a well presented comfortable home comprising:

- Two bedrooms, kitchen/dining, family room
- Several sun rooms with potential for further accommodation
- Several outdoor living/entertaining areas
- Ceiling fans throughout, reverse cycle air conditioning and wood heating

There is also a second dwelling which has the laundry and secondary bathroom facilities.

Price : \$ 395,000

Land Size : 16.19 ha

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/botobolar/residential/rural/5658121>