



Mudgee

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Located 22km from Mudgee in a tranquil bush setting with frontage to Green Gully Creek, "Valley View" is a tremendous lifestyle property with an expansive home, excellent water supply and substantial shedding.

- The home comprises four large bedrooms, with walk in robe and ensuite bathroom to the master
- Open plan and filled with natural light the living and dining room is a generous size
- Year round comfort assured via a slow combustion wood heater and reverse cycle air conditioner
- Well appointed timber kitchen with loads of bench space, dishwasher and lve oven
- Wide front verandah and separate covered BBQ area overlooking the property
- Steel machinery shed approx 11m x 7m, two garden sheds, vege gardens & cubby house for the children
- Three dams, creek frontage with pump & three fresh water tanks
- 121.9 acres approx. with cleared/semi-cleared areas rising to native timbered hills at the rear
- A superb property that is well set up and ready to enjoy as a small hobby farm of fun filled weekender

Price : \$ 389,000

Land Size : 49.36 ha

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658138>