



## Mudgee

3 1 3

A beautiful property located just 12Km South of Mudgee with tar road frontage. Stunning views and enough land to play around on, one can live the best of two worlds.

### Features include:

- 3 bedrooms plus an office and room to improve for further accommodation
- Large lounge room with high raked ceilings
- 2 x fireplaces as well as ceiling fans, a slow combustion stove and 3 x air conditioners
- Light filled formal lounge room with views
- Kitchen with stainless steel oven, gas cook top and a dishwasher
- Full wrap around verandah
- 3 bay lock up shed/barn with remote doors
- Fruit orchid and established trees
- Unequipped bore, easement to Cudgeegong river for stock and domestic purposes and good rainwater storage
- Approximately 50 acres, mixture of open timbered & elevated topography

A rare offering and so close to town. Arrange a viewing

**Land Size** : 18.77 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658181>