



## 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>