



## Mudgee

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Ideally situated between Mudgee & Ulan, this property is just 20km North of Mudgee in the Frog Rock district.

Suited for any sort of grazing including sheep, cattle or horses it will suit any hobby farmer.

Features Include:

- Cooyal creek frontage
- 25 approx acres fully fenced
- Single lock up garage
- Power and phone connected
- Tar road frontage
- 3 bedrooms, 1 bathroom and study
- Large open plan family room with R/C air conditioning and gas heating
- Recently refurbished kitchen with new appliances including oven & dishwasher
- Horse stables

A very neat property with established grounds and privacy. Come and check it out.

**Price** : \$ 399,000

**Land Size** : 10.38 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658252>