



## 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>