



### 3301 Lue Road Mudgee NSW

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The original grant for Monivae Station was taken up c1823 by William Walker who "was evidently attracted to the first naturally open undulating country after leaving the mountains".

The homestead was built c1870 with additions c1885 for the visit of the Governor, Lord Carrington.

"Monivae Station" is extremely well situated to the regional town of Mudgee 33kms & Rylstone 15kms & just over 3hrs from Sydney.

With 794 ha's approx, the property is currently running in excess of 200 breeders and followers. Also suited to cattle trade.

Mostly yellow box and applegum country with soils from valley floor to basalt and granite slopes.

There's approx 60 ha's layed for irrigation, large areas have been pasture improved with clovers, phalaris, some lucerne and areas of natural grasses. Approx 100 ha's of timber remains.

The gracious residence of 15ft ceilings, spacious rooms,

**Land Size** : 794 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658350>



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