






Mudgee

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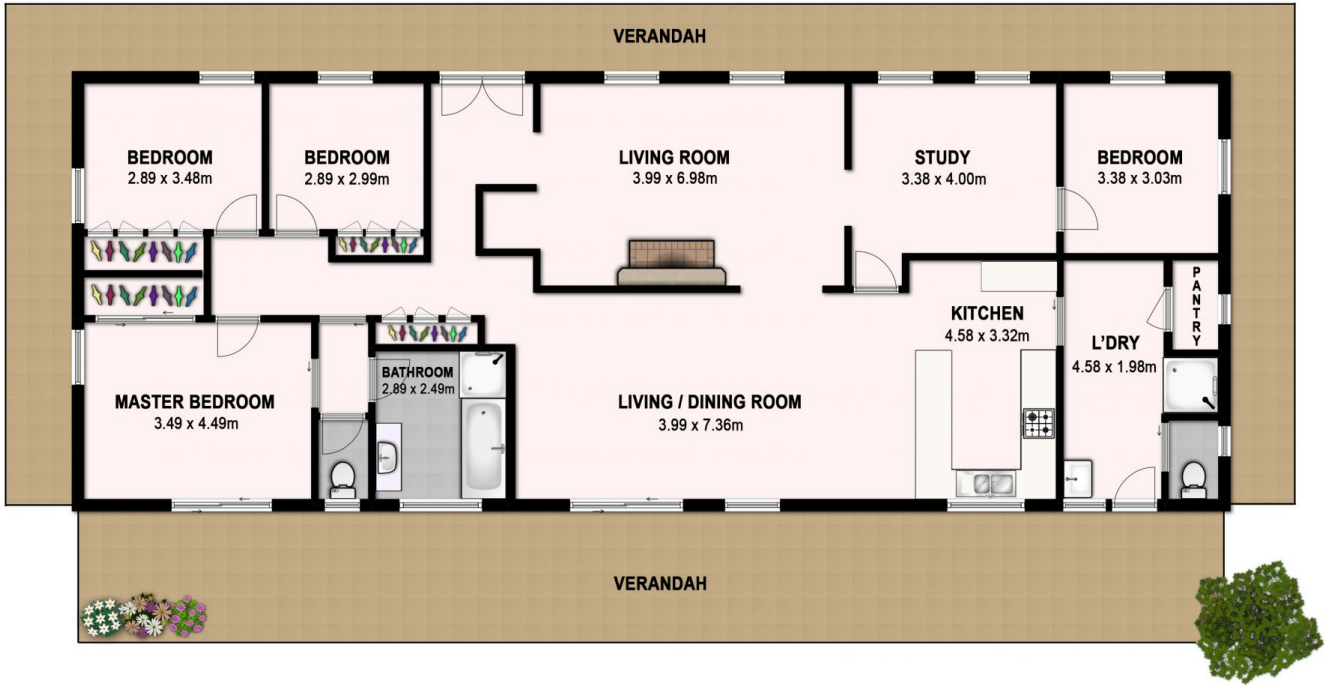
An outstanding opportunity to purchase a well established rural lifestyle property offering a spacious family home and an additional three bedroom dwelling in a picturesque creek side setting.

Land Size : 10.16 ha

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658495>

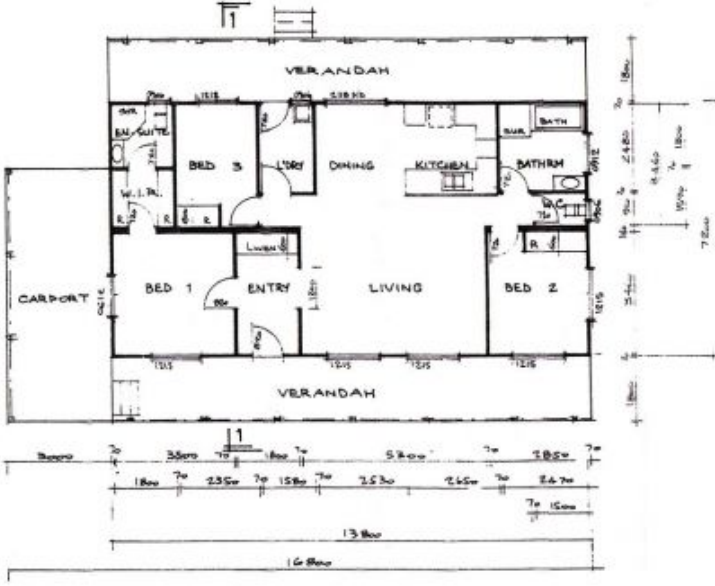
A lot of time, effort and money have been invested into the set up of this property with not only dual accommodation, but also extensive shedding, gardens and other improvements.

- Four bedroom + study brick veneer residence; two bathrooms
- Formal lounge / dining area plus family room and meals area
- Large country kitchen with great storage and bench space
- Slow combustion wood heater and reverse cycle air conditioning
- Studio / additional bedroom adjacent to the house
- Verandahs on all sides provide good entertaining space
- Second three bedroom home with combined living and dining area, tidy kitchen and bathroom
- Well suited to extended families or lease one house and

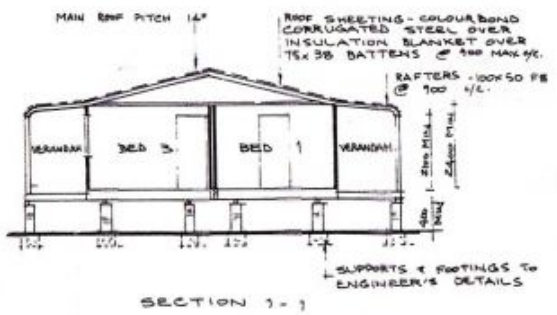


1015 WINDEYER ROAD, GRATTAI
 © ERIN LATIMORE PHOTOGRAPHY

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes. Plants are decorative only.



FLOOR PLAN



SECTION 1-1

- LEGEND:
- FRAMED WALLS
 - LINING
 - FLOOR - SHEET FLOORING
 - DECK - T. PINE DECKING
 - WALLS - DRY AREA - PLASTERBOARD
 - WET AREA - WET AREA BOARD
 - CEILING - PLASTERBOARD

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A-10 DRAFTING	SCALE 1:100	PROPOSED DUAL OCCUPANCY
3 Masons Parade	DRAWN MAX MAHONEY	
GOSFORD NSW 2250	DATE OCT 98	1015 WINDEYER ROAD
(02) 43 257361	SHEET 2 OF 3	GRATTAI
	J- 98 171	CLIENT: KATTENBERG