



## 171 Burrundulla Road Mudgee NSW

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"Oakey Creek" is Mudgee's finest boutique brood mare and spellers property just 2kms from the Mudgee town ship.

### The Property:

Oakey Creek boasts excellent facilities on its 24.88 hectares of lush country including post and rail paddocks with electric fencing. There are 28 horse shelters amid the 32 main paddocks. Irrigation is a feature of the property with a well with 68 megalitre ground water licence. There are three pumps comprising a 3 phase Grundfos pump supplying irrigation water via a 6" main and two Grundfos single phase pumps for stock and domestic use through 2" mains.

Each paddock has its own troughing system. Being in some of the districts most fertile areas of the property is well developed with lucerne, and mixes of lucerne, rye grass, and clover pastures with supplementary hay cuts in excess of 3000 small bales annually with irrigation.

### The Improvements:

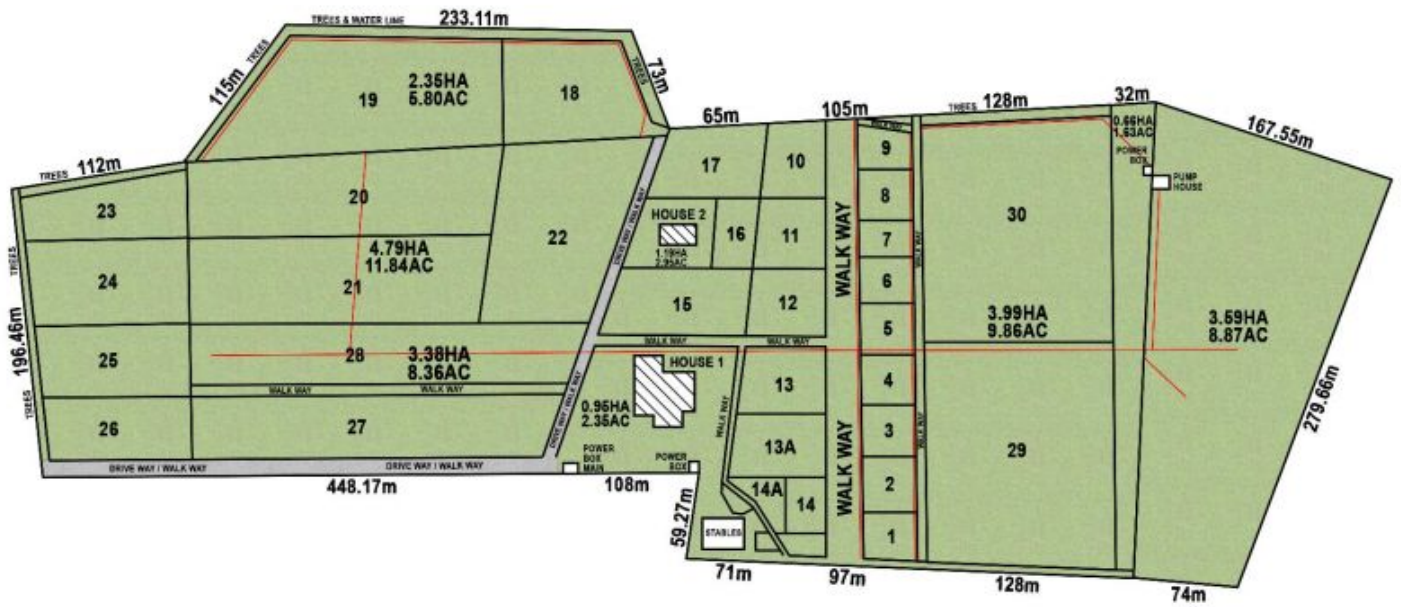
Oakey Creek Homestead is a modern brick veneer quality residence with 4 bedrooms, ensuite, main bathroom and 3rd toilet, lounge room, family / dining area, indoor 10

**Land Size** : 24.88 ha

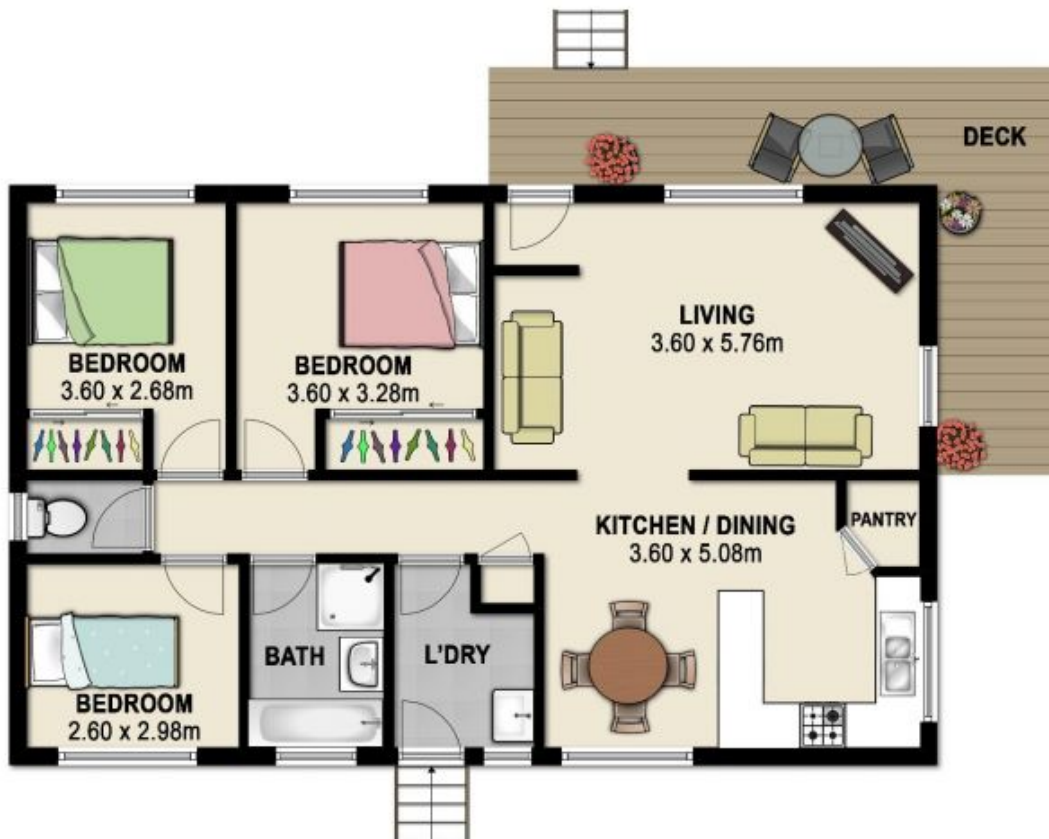
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658546>



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**SITE PLAN**  
**171 BURRUNDULLA ROAD, MUDGEES**  
 (NOT TO SCALE)



**171 BURRUNDULLA ROAD, MUDGEES**

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