



## 1199 Ulan Road Mudgee NSW

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Ideally located just 12km to the north of Mudgee this outstanding lifestyle property has it all. 16 hectares (40 acres), character home, abundant water, and exceptional shedding.

- Fully renovated circa 1880's 4 bedroom homestead
- Huge open plan kitchen, family, dining room plus second living room
- Craftsman built full timber kitchen with granite benches and quality appliances
- Jarrah floors and custom built timber cabinetry throughout
- Attached 21m x 8m garage workshop, 3 phase power
- Separate 24m x 12m x 4.8m shed, 3 phase power, laundry and toilet,
- Mezzanine level 2 room office with kitchen and bathroom in the shed
- 6 paddocks, cattle yards crush and loading ramp
- 2 bores, a well, 3 dams plus approximately 400,000lt rainwater storage
- 40 acres of gently undulating country
- Ideally located just 12km north of Mudgee
- Perfect for home based industry

**Price** : \$ 649,000  
**Land Size** : 16.19 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658582>



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