



**239 Upper Piambong Road Mudgee NSW**

4 🏠 2 🚗 2 🚗

Situated just 19km from Mudgee in an elevated position with tremendous district views this 20 hectare property makes a comfortable home or relaxing rural escape.

- Enormous open plan living area encompassing the lounge, dining and kitchen
- Warehouse style design with high ceilings and great natural light
- Huge granite topped bench creates a unique kitchen design
- Large open fire place, several ceiling fans, fully insulated
- Master bedroom with walk in robe and ensuite bathroom
- Three further good size bedrooms plus a study or 5th bedroom
- Loft area for additional living or accommodation
- Loads of storage space throughout
- Sensational enclosed entertaining area with bar just great for parties!
- Over 95000 L approx. of tank storage, two dams
- 12m x 6m steel shed with lockable bay
- Additional two room cottage that could be occupied with renovation
- Mix of open cleared country to timbered section

**Price** : \$ 470,000  
**Land Size** : 20 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658644>



**Alyse Pilley**  
**02 6372 2222**