



## 21 Putta Bucca Road Mudgee NSW

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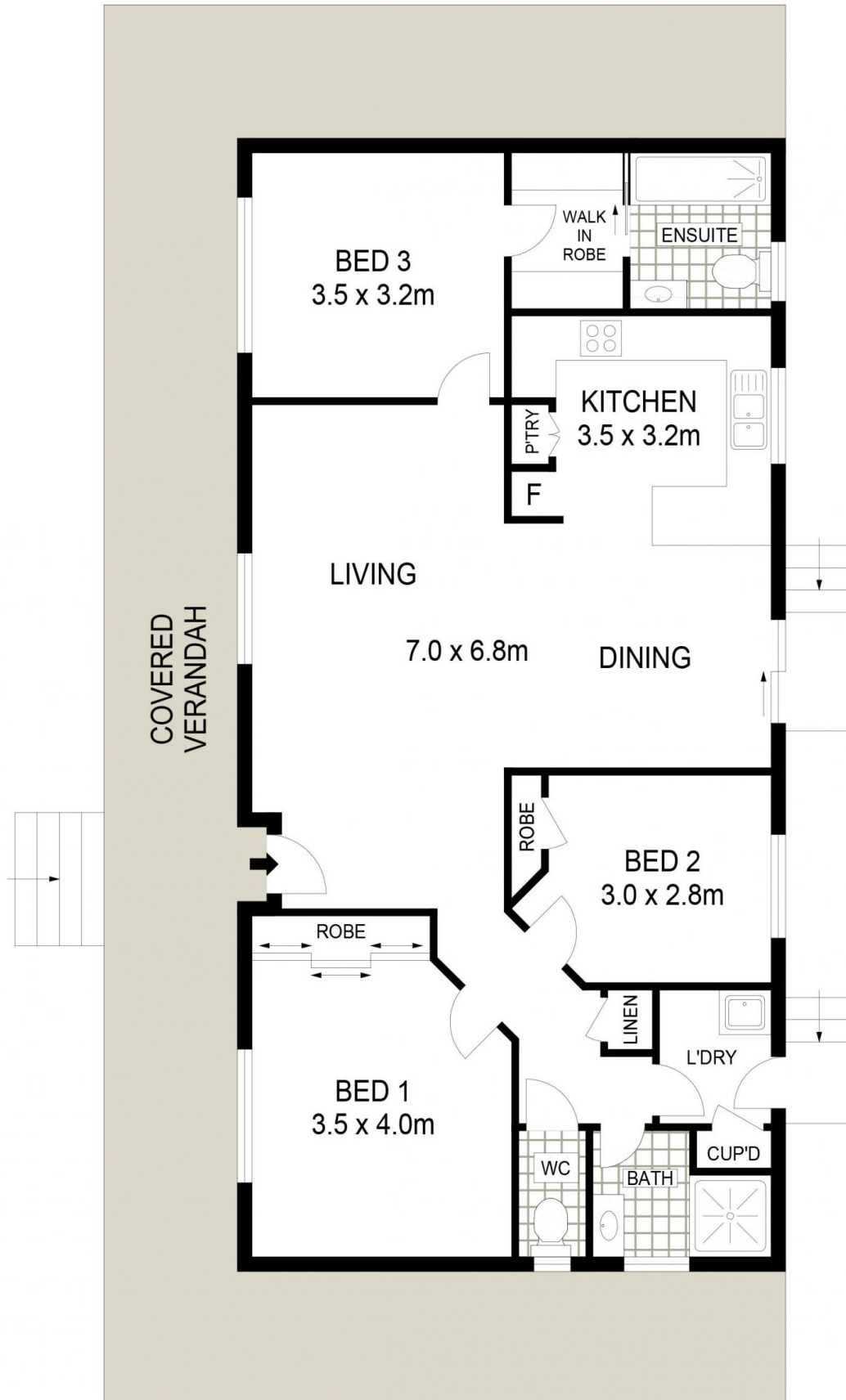
Perfectly positioned right on the edge of town on 6.45ha or approximately 16 acres enjoy the ultimate rural lifestyle with the ease of town living including town water. Complete with a comfortable home, impressive shedding and abundance of water this property really does have it all.

- 6.45 hectares or approximately 16 acres right on the edge of town
- 3 bedroom 2 bathroom Harnett built home
- Master suite with walk through robe & ensuite with full length bath
- Spacious open plan kitchen, dining & lounge with raked ceilings
- Generous main bathroom with separate w/c
- Split system reverse cycle for year round comfort
- Ideal North facing covered & insulated deck for year round enjoyment
- American barn style shed, concrete floor with water and power connected
- Shed equipped with bathroom, office space & huge mezzanine level
- Easement to quarry with a 17meg water licence
- Approximately 2-3 hectares of underground irrigation for

**Price** : \$ 800,000  
**Land Size** : 6.45 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658796>



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