



## 106 Saleyards Lane Mudgee NSW

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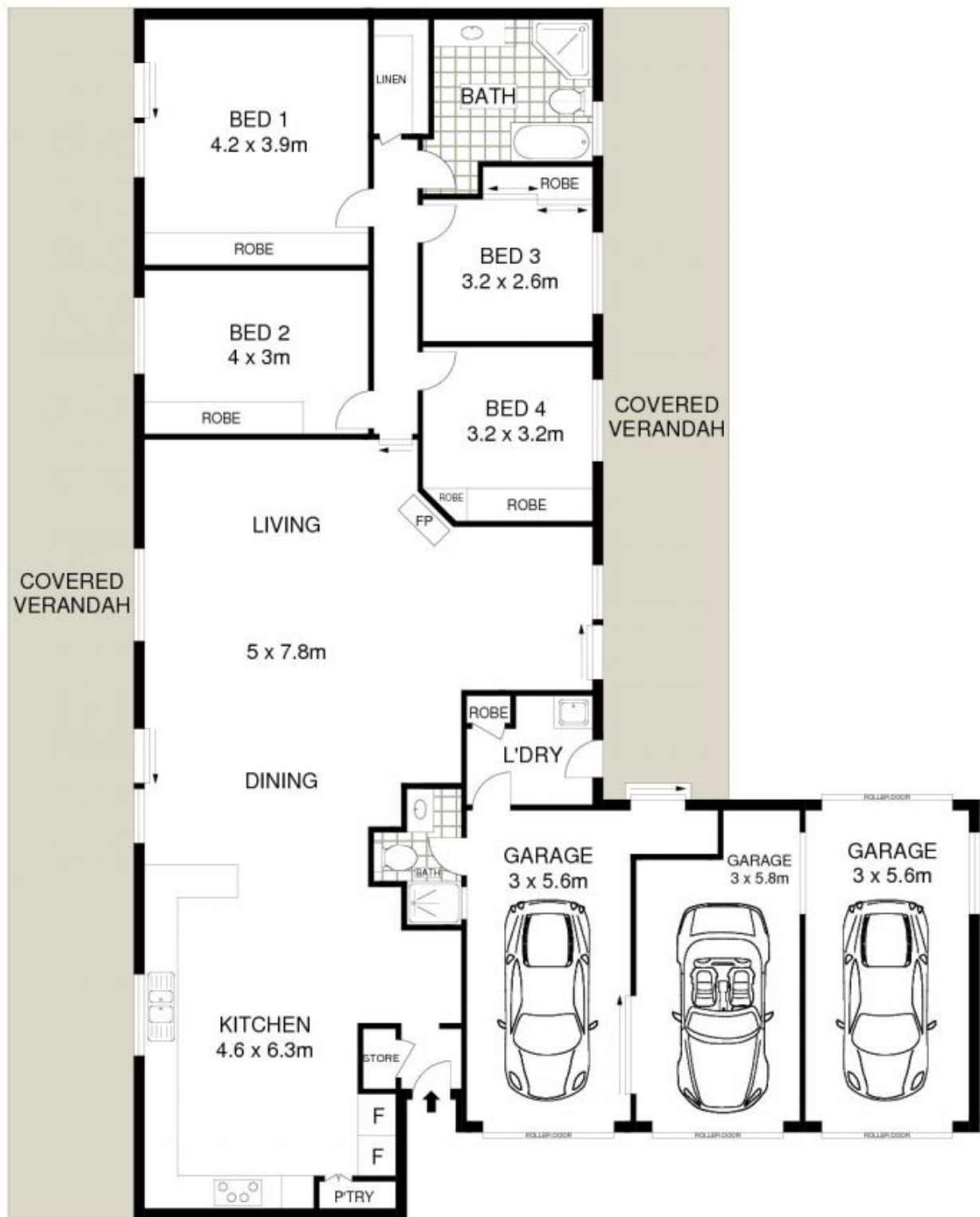
Set in an idyllic rural setting seconds from town on fertile flats, this lifestyle property has been cleverly designed to tick all the boxes for harmonious family living and effortless entertaining.

- Four large bedrooms all with built-ins
- Light filled kitchen with quality appliances and breakfast bar
- Large open living room flowing to entertaining verandah
- Well appointed spacious family bathroom
- Climate control is well catered for with reverse cycle air conditioning, fans and combustion fire place
- Triple garage with internal access
- High ceiling and quality finishes with local builder design
- Water is plentiful with over 100,000L of rainwater storage and equipped bore with quality water - including pop up stake sprinkler system
- Additional alfresco connects seamlessly to a sparkling in-ground salt water pool & champion size tennis court
- Surrounded by established gardens and manicured lawns with large machinery shed, garden sheds & fenced into two paddocks
- Set on a glorious 7 acres approx. (2.81HA) of prime land

**Price** : \$ 695,000  
**Land Size** : 2.81 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658859>



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106 SALE YARDS LANE

MUDGEE

