



4528 Twelve Mile Road Mudgee NSW

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Area: 342.52 hectares (846 acres) approximately

Situation: "Sunninghill" is situated on Twelve Mile Road and being approximately 40km to the north of Mudgee, 27km from Gulgong and 53km east of Wellington in the Central Tablelands of NSW.

Country: "Sunninghill" has fertile river flats fronting the Cudgegong River with approximately 1km frontage, rising to red soil country with approximately 174 hectares (430 acres) of cultivation. There is approximately 40 hectares (100 acres) of foraging oats currently sown for grazing. The balance of country rises to low hills with areas of scattered timber comprising of grazing country.

Fencing: The property is fenced into 17 main paddocks with good to sound structures.

Water: Is a feature of this property. "Sunninghill" has frontage to the Cudgegong River with stock and domestic use. There are also 16 dams plus 113,750 litres (approx) poly tank and concrete tank storage for water pumped from the river that reticulates to three troughs and gardens.

Price : \$ 1,010,000
Land Size : 342.52 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658986>



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