



301 Stoney Creek Road Mudgee NSW

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Fertile soils, a productive olive grove, pistachios and fig trees, an excellent water supply, great shedding and a modern family home in the tightly held locality of Cooyal. All you could need is here!

- Contemporary four bedroom, two bathroom home built in 2010
- Generous north facing lounge room with views of the property
- Open planned, light filled family room and meals area
- Good size kitchen, stainless appliances, gas cooktop
- Ducted reverse cycle air conditioning
- Inviting covered alfresco area
- Additional separate accommodation with kitchen and bathroom
- Expansive 17.5m x 7.5m shed with power connected
- Double carport/parking for machinery, boat etc
- 8meg dam (approx.), 10ML licence bore for irrigation, 20000gal concrete tank
- Approximately 300 pistachio trees, 200 olive trees, small vineyard of dryland grapes
- 10.43 hectares approx. of level country, fully fenced, cleared area for grazing

Price : \$ 670,000
Land Size : 10.43 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659001>



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