



Mudgee

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Situated just 11km north of Gulgong, around 37km from Mudgee, this well presented property boasts fertile soils, excellent water, great shedding and improvements and a recently refurbished home with modern conveniences.

- Spacious four bedroom plus study home with good natural light
- Near new kitchen with Caesar stone bench tops, 900mm freestanding oven, soft close cabinetry, pantry, dishwasher
- Generous family room and meals area with slow combustion wood heater
- Reverse cycle air conditioning, 2nd wood heater, ceiling fans, fully insulated
- Recently refurbished bathroom
- Abundant water supply with spring fed well, dam, 35500L approx. tank storage, frontage to seasonal Wyaldra Creek, water reticulated around the property
- NBN satellite internet, mobile phone coverage; school bus at front gate
- Established gardens and trees around the house yard
- Double garage, stable shed with tack room, three sables with yards, workshop shed with power, machinery shed, dog/pig enclosure, chicken run and shearing shed, yards

Land Size : 16.12 ha

View : <https://www.thepropertyshop.com.au/lease/nsw/dubbo-orana/mudgee/residential/house/5659035>