



### 51 Norlenbah Lane Mudgee NSW

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Just 17km north of town situated on 10.12 hectares (25 acres approx) of usable land is this very neat and tidy three bedroom home.

With creek frontage, two bores, three dams, springs, multiple shedding, two car garage and chicken coops, it is simply the perfect lifestyle property.

- Three spacious bedrooms with high ceilings
- Large bathroom with separate toilet
- Huge kitchen area and meals area attached with air conditioning
- Separate living area with woodfire heating
- Multiple sheds including 4-bay machinery shed, 2-bay shed and 1-bay shed
- Plus a two car garage and a small fire wood shed
- Chook yards and established orchid with mature trees
- Three large dams, three bores (two unequipped) and underground water tanks
- Split into five paddocks with multiple springs
- Seasonal creek frontage

A fantastic opportunity to a secure a life style property in a

**Price** : \$ 339,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659075>



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