



698 Castlereagh Highway Mudgee NSW

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Just 7kms north of Mudgee enjoying elevated views across the Mudgee valley is this stunning 9.46 hectare or 23.3 acres approx property in the fertile Menah locale.

Owned by a retired farmer there is everything the heart desires to poke about from sheep and cattle yards to full work shop and machinery shed facilities.

- Beautiful spacious brick veneer 4 bedroom, 2 bathroom plus study home,
- Spacious master bedroom with ensuite and walk in robe
- Two seperate living areas, reverse cycle a/c
- Modern Bathroom with walk in linen closet
- Teenagers retreat/games room with bathroom and shower.
- 2 covered outdoor entertaining areas and double lock up garage
- Power friendly with a 3kw solar system back to grid.
- 12mx6m steel machinery shed/workshop plus 10mx6m 3 bay machinery shed
- Cool room, steel cattle yards, steel sheep yards both with loading ramps
- 4 main paddocks of red soil, rolling slopes, cleared and

Price : \$ 740,000
Land Size : 9.46 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659116>



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698 CASTLEREAGH HIGHWAY, MUDGEE

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INT: 245 sqm
 EXT: 72 sqm
 TOTAL: 317 sqm

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes. Plants are decorative only.