



769 Black Springs Road Mudgee NSW

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Situation: "Waldon" is situated on Black springs road, approximately 11Kms north of Mudgee, 246.47HA (609 acres) being zoned both RU1 & RU5 with potential for subdivision *STAC

Price : \$ 1,560,000
Land Size : 246.47 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659127>

Country: "Waldon" comprises undulating hills to level grazing country to shade trees, consisting of red basalt soils to Granite.

Fencing: "Waldon" is fenced into eleven paddocks (approximately)

Water: "Waldon" has approximately 7 Dams, gullies with seasonal waterholes and equipped bore supplying the house with additional 50,000L fresh water tanks



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Improvements: 3 Bedroom 1950's style house with two bathrooms, additional original two bedrooms one-bathroom cottage, 1-stand shearing shed with basic cattle/sheep yards, two bay garage with power, hayshed with skillion (power connected)

Carrying Capacity: figures have not been supplied however