



## 476 Botobolar Road Mudgee NSW

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This spectacular property just 15mins north east of Mudgee in the tightly held locale of Botobolar, is situated on a picturesque 26.54 hectares (65 acres approx) with one of the best views Mudgee has to offer.

- Four bedroom two bathroom as new brick veneer home
- Huge master bedroom with large ensuite and walk in robe
- Three spacious bedrooms all with built ins
- Open plan modern kitchen with Smeg appliances, double oven, stone bench tops, soft close drawers and cupboards, there's plenty of storage with a full size pull out pantry and large built in corner pantry
- Spacious living areas with contemporary fan forced wood fire and reverse cycle A/C
- Modern bathroom with generous shower and bath; separate toilet
- Laundry comprises of soft close cabinets with laundry baskets and double storage cupboard
- Undercover outdoor entertaining area at rear of home leading to separate fully fenced yard
- Wide front verandah, perfect for watching the spectacular

**Type** : Rural  
**Price** : \$ 920,000  
**Land Size** : 26.54 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659217>



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