



### 13 Common Road Mudgee NSW

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Set in an elevated position nestled amongst 5 acres of native bushland on Mudgee's fringe. Enjoy peace and serenity, with the convenience of being minutes from the bustling CBD. Slip into your own private bush retreat - a rare find.

**Price** : \$ 429,000  
**Land Size** : 2.13 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659238>

- 2.13ha (5 acres approx.) of mostly natural timbered bushland
- Generous sized kitchen
- Three large bedrooms
- Slate tiled open plan living and dining area flowing to outdoor entertaining
- Modern functional bathroom
- Fresh water tank, large dam and garden shed
- Passive solar heating has been cleverly designed to capture optimum sun for all seasons with additional wood heater
- Beautiful views with an abundance of Flora and Fauna
- A rare lifestyle property in an excellent location



**Alyse Pilley**  
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For further details or to arrange an inspection contact Alyse Pilley on 0421 648 155