



## 929 Ridge Road Mudgee NSW

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"Gum Hills" is a 351.7ha (869 acres approximately) property ideal for grazing, recreation and subdivision and is situated just 39km north of Mudgee.

Perfect for weekend accommodation with two separate dwellings; renovate, build your dream home or subdivide. The choices - along with the fun that can be had - really are endless.

- Two accesses to the property approximately 39km north of Mudgee via Maiala Road or Springwood Park Road; approximately 18km north of Gulgong
  - Approximately 351.7ha or 869 acres of level country
  - The country can be subdivided into three portions each with dwelling entitlement (S.T.C.A. - previously approved but D.A. has lapsed)
  - Approximately 300 acres cleared country with majority suitable to cultivation
  - Remaining country predominately natural timber and bushland, ideal for recreation
  - Approximately 9 dams in 5 main paddocks; original cattle yards and steel crush
- Two separate dwellings:

**Price** : \$ 600,000  
**Land Size** : 351.7 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659288>



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