



### 43 Eurunderree Lane Mudgee NSW

3 2 6

Perfectly positioned on the brow of a small hill capturing stunning north easterly views across vineyards and orchards. 'Dawnhaven Lodge' is one of the Mudgee Region's most desirable lifestyle properties, walk to some of the best wineries, ride to town or just relax and enjoy the view.

- spacious brick family home, beautifully renovated throughout
- perfect for indoor and outdoor entertaining
- 3 bedrooms plus an office
- master bedroom with en-suite and walk-in wardrobe
- large modern kitchen with stainless steel benches and quality appliances
- light filled living areas flow easily to outside entertaining areas
- huge covered alfresco area with brick pizza oven
- private grounds with heated 15m in-ground swimming pool and tennis court
- approximately 9 acres of established vines plus fruit trees
- large lock up machinery shed, 3 car carport and attached double garage
- abundant water 110,000lt of tank storage plus 11

**Price** : \$ 1,080,000  
**Land Size** : 5.26 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659358>



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43 EURUNDEREE LANE

EURUNDEREE

0 1 2 3 4 5  
SCALE (METRES)

