



89 Maiala Road Mudgee NSW

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This fantastic 10.11ha (25 acre) lifestyle property is located an easy drive north of Mudgee & 15 minutes from Gulgong. Boasting a comfortable home, good shedding and ample water supply. All this privately nestled away - make this your new lifestyle.

- Three bedroom, one bathroom home
- Sun filled living and dining zones
- Spacious lounge with open fire place
- Large kitchen and dining zones flowing onto verandah
- Reverse cycle air conditioning, wood heating
- Verandah on three sides & freshly painted throughout
- Established shade trees and orchid providing fresh produce
- Large 3 bay machinery shed/workshop
- Well fenced to four paddocks with shade timber at rear (mostly iron bark)
- Excellent fresh water storage (70,000L approx.) plus 2 large dams, 1 being spring fed
- Solar panels with a 12volt battery for emergency backup lighting
- Mobile phone coverage, satellite broadband, school bus & mail delivery at front gate

Price : \$ 310,000
Land Size : 10.11 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659363>



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