



701 Cypress Drive Mudgee NSW

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Located 30km north of Mudgee, sits this two-bedroom cottage with studio nested on 25 acres (10.12ha). This property is ideal for lifestyle living or for a weekend getaway - be quick, value like this won't last long.

- Two bedroom, one bathroom home
- Large open plan kitchen complete with loads of storage
- Spacious open plan lounge and dining
- Generous sized bathroom
- Climate control is well catered for with reverse cycle air conditioning & combustion fire place perfect for all seasons
- One-bedroom studio with kitchen, power and water connected
- Power & phone connected - Mobile coverage is accessible
- Machinery shed, carport and garden shed
- 45,000L of rainwater storage with 2 dams - also connected for watering garden & lawns
- Mail & school bus availability
- Bush timbered block to lightly timbered around house & shedding

Price : \$ 279,500
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659370>



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To arrange your inspection today contact Alyse Pilley at

<https://www.thepropertyshop.com.au>