



## 94 Bishops View Road Mudgee NSW

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Set amid perfect surrounds in a picturesque rural location approximately 30 minutes from Mudgee is this superb lifestyle property. Boasting impressive improvements, a sound water supply and a very easy drive from Mudgee. Enjoy and unwind in perfect serenity.

- Spacious weatherboard clad homestead, loaded with character
- Light filled, open plan living and dining area
- Additional living space with a large formal lounge room
- Five bedrooms all with robes plus study
- Country style kitchen with plenty of storage
- Expansive alfresco overlooking park like surrounds
- Electricity and phone connected with NBN internet
- Climate control is well catered for with combustion fireplace, reverse cycle split system air conditioner in living area and wall heaters in all bedrooms
- Loads of fresh water storage with equipped bore
- Ample shedding with machinery shed, workshop and garden shed
- Cleared arable country, level to slightly undulating, shade trees with lots of water
- Fully fenced into two paddocks, 1.53HA (4 acres) approx.

**Price** : \$ 325,000  
**Land Size** : 1.53 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659398>



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