



568 Yarrawonga Road Mudgee NSW

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The level of quality is evident as soon as you set foot on this 10.12ha (25 acre) property, the decision to leave will be a hard one! It has a lot to offer, especially for the horse enthusiast, someone looking to downsize but not downgrade or someone starting new to lifestyle living.

- As new home with grapevine lined front verandah and rural views, what a welcoming!
- Open plan kitchen, lounge and dining room with high ceiling, open fire place and air-conditioning
- Detached studio suitable for multiple purposes
- Ample shedding and storage including a double carport, 18m x 6m shed, caravan storage area and bungalow. Lots of bird aeries and chook pens.
- Water will never be an issue with a bore, 4 x freshwater tanks and 3 dams
- 5 stables and yards for the horses, 4 x paddocks with great fencing throughout
- 20 panel back to grid solar system and solar HWS

Move in and do nothing but enjoy what this property has to offer. All located via a sealed road only 27kms to Mudgee or 15kms to Gulgong

Price : \$ 520,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659422>



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