



## 96 Honners Road Mudgee NSW

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Escape to the country with your very own private 10.11ha property located around 20 minutes from Mudgee in the locality of Grattai, sits this wonderfully presented home with separate granny flat and spectacular views - Don't miss this opportunity

- Three sizable bedrooms
- Neat and tidy kitchen and bathroom
- Large living and dining flowing onto outdoor living spaces featuring wrap around verandah- taking full advantage of the views
- Wood heating, split system air conditioner, fans in rooms, power connected and phone line
- Additional - Two bedroom granny flat available with bathroom & kitchen - power connected (potential second income)
- Mail and school bus available
- fresh water storage, bore & two dam- used for gardens
- Fenced into three paddocks, Undulating country with split open grazing to shade timbered
- Under house storage, large machinery shed - with power & additional garden shed

**Price** : \$ 390,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659451>



**Alyse Pilley**  
02 6372 2222



**Sara Perry**  
02 6372 2222