



## 1638 Windeyer Road Mudgee NSW

5 3 3

Perfectly positioned! Enjoy your own peace and quiet on 9.71ha (24 acres) and still be as close as a 3 minute drive to the pub, post office and convenience store. The school bus will even pick the kids up from the front gate!

- 5 bedroom log cabin style home with room for all of the family and guests. All bedrooms have built-in wardrobes and most with ceiling fans. The main bedroom has an ensuite
- Two separate living rooms, both with air-conditioning and one with a cozy woodfire
- Kitchen has been tastefully renovated with granite benchtops and splashbacks. Storage has been catered for with the addition of a walk in pantry/linen cupboard
- Large shed/workshop with carports plus 2 garden sheds
- Another shed has been fitted out and could easily be used as guest accommodation or a games room
- Equipped bore and freshwater storage ensure water is always accessible. There is also a spring fed dam on the property

Family lifestyle living at it's best, an easy 30 minute drive from Mudgee on an all sealed road.

**Price** : \$ 450,000  
**Land Size** : 9.71 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659479>



**Sara Perry**  
**02 6372 2222**