



590 Cypress Drive Mudgee NSW

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Offering convenient access to town, this modern, sprawling weatherboard home provides the perfect country escape on a well appointed 10.12ha (25 acres approx.) farmlet. It resides on a private no through road, a short 20 minute drive north of Mudgee and just 15 minutes to Gulgong.

- 6 well sized bedrooms with built-in to 5 and black out blinds to all
- Spacious, open plan kitchen and dining rooms with ducted air-conditioning throughout
- New wood heater
- Large storage shed, fenced house yard, three water tanks
- Great fully equipped bore, all irrigation set up
- 3 dams, brand new fencing throughout, automatic water troughs at all paddocks
- Olympic sized dressage arena
- Garage features additional workshop space and storage area
- Connected to power, phone, school bus to front gate and mail service
- Offers easy access to supermarkets, schools and amenities

Price : \$ 450,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659561>



Sara Perry
02 6372 2222



Alyse Pilley
02 6372 2222