



### 1/Part 769 Black Springs Road Mudgee NSW

Ideally located 13 kms North of Mudgee's CBD this 39.14HA (96 acre) property is the perfect back drop to a once in a lifetime opportunity to secure large acres this close to Mudgee & start creating your rural lifestyle

- Dwelling entitlement
- Power Connected
- Elevated timbered to cleared land - views over the Mudgee valley
- Boundary fenced - stock proof
- Two portions consisting of RU1 & RU5 Zoned - subdivision potential (\*STCA)
- Perfect position just 13km north of Mudgee CBD
- Secure once in a lifetime 39 sprawling hectares (96 acres approximately)

For further details or to arrange an inspection contact Alyse Pilley on 0421 648 155

**Price** : \$ 415,000  
**Land Size** : 39.14 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659579>



**Alyse Pilley**  
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