



85 Williams Lane Mudgee NSW

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Offering the ultimate lifestyle property established on 6.67 Hectares (17 acres approximately) just 30 minutes from Mudgee & nestled within the Windeyer village. Boasting a renovated cottage, excellent shedding and ample water this property is what you've been waiting for

Price : \$ 372,000
Land Size : 6.67 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659595>

- ? Renovated three-bedroom, one-bathroom residence with secondary toilet in laundry
- ? Large kitchen with loads of bench space, dishwasher & electric cook top
- ? Large open plan living & dining area with guaranteed comfort year-round with wood fire, ceiling fans & air conditioning
- ? Second living zone coming off bedrooms
- ? Covered timber deck ideal for entertaining after visiting Windeyer pub
- ? Double lock up garage - power connected plus additional garden shed
- ? Ample water with over 50,000L of water, two dams & frontage to seasonal "long creek"
- ? Well fenced paddocks & secure house yard fence.

This amazing cottage has charm & tranquil surrounds. Only



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