



### 1483 Bocoble Road Mudgee NSW

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Situated in a peaceful location on an impressive 80.93 hectares (approximately 200 acres) of open grazing country with a scattering of shade trees, just 35 minutes on the Sydney side of Mudgee this lovingly restored and renovated cottage offers a welcoming rustic feel for the ultimate weekend experience.

- Three freshly painted cosy bedrooms
- Rustic kitchen with stainless gas oven and large porcelain sink
- Open plan light filled living providing incredible rural views
- Renovated monochrome bathroom with waterfall shower
- Perfectly situated north facing entertaining deck
- Dwelling Entitlement - Dual occupancy approval S.T.C.A
- 3KVA solar system with 12 battery bank storage
- Multiple dams and fresh water storage perfect for running stock
- Original shearing shed (perfect project for extra accommodation)
- Suitable for sheep, cattle and horses with stock proof fencing
- The ultimate recreation block for horse, motorbike riding, hunting and shooting

**Price** : \$ 433,000  
**Land Size** : 80.93 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659598>



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