



### 53 Brewers Lane Mudgee NSW

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Set in a peaceful country cul de sac on 10.25 hectares (25 acres approx) this lifestyle property just 17km North of Mudgee, 18km from Gulgong and within easy commuting distance to the mines in a highly sort after locality.

With a spacious four bedroom two bathroom home, bull nose veranda to all sides, abundance of water and privacy plus this property offers the ultimate rural lifestyle.

- Master suite with his & hers walk in robe, ensuite, reverse cycle a/c & ceiling fan
- Three additional spacious bedrooms, two with built in robes
- Modern kitchen with high ceilings & loads of natural light, overlooking open plan living
- Huge open plan living/dining space with wood fire, ceiling fans & reverse cycle a/c
- Functional main bathroom featuring both shower & bath
- Internal laundry with ample storage
- Semi in ground pool perfect for summer days
- Covered outdoor BBQ area
- Water is a feature with an equipped bore, 230,000 litres of water storage & 3 dams (one of which is spring fed)

**Price** : \$ 660,000  
**Land Size** : 10.25 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659606>



**David Goldring**  
**02 6372 2222**



