



**112 Wyaldra Lane Mudgee NSW**

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A country homestead nestled in a quiet no-through road only 20 minutes North of Mudgee's CBD.

- Three well sized bedrooms and one bathroom
- Inviting living zones with views over the surrounding country side
- Keep warm in winter with a combustion wood fire
- Wrap around verandah to sit and enjoy the view and a covered outdoor area for the summer BBQ
- Fresh water storage is catered for with 4 large water tanks. There is also a windmill on the property, 1 dam, a firefighting pump and trailer
- Shedding galore with 3 garden sheds, two bay shed, round yard & horse stables
- An old 'Red Rattler' train carriage sits on the property, currently used for storage but could be transformed into more accommodation
- Stay off the grid with 3.8kva solar system, 12 panels with battery storage and back up generator
- Set on 10.12ha (25 acres) of ranging from natural timber & cleared areas
- Located 20 minutes North of Mudgee via tar sealed road (100 metres of dirt) and only 15 minutes from Mudgee

**Price** : \$ 370,000  
**Land Size** : 10.51 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659637>



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