



**51 Woorawa Road Mudgee NSW**

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Perfectly situated Sydney side of Mudgee & nestled on an ideal lifestyle block this 10.17 hectares (25 acres approx.) is only 25 minutes from Mudgee. Featuring a tastefully renovated 4 bedroom cottage and loads of fresh water storage this property is a must to inspect

- Large master bedroom with french doors flowing to outdoor veranda and walk in robe
- Additional three bedrooms one featuring walk in robe
- Two bathrooms plus third toilet
- Stylish kitchen offering quality appliances, gas cooktop, loads of storage and pressed tin splashback
- Kitchen overlooks large open plan living with woodfire and views over the countryside
- Covered front veranda for outdoor entertaining
- Ample water with three large dams and 20,000L approx. freshwater storage
- Large workshop with mechanical pit and garage with garden shed
- Stay off grid with 2.6kva solar system plus back-up generator
- Established only 25 minutes from Mudgee on 10.17 ha of natural timbered land

**Price** : \$ 345,000  
**Land Size** : 10.17 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659782>



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