



## 254 Robertson Road Mudgee NSW

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Rare opportunity to secure 2.83 hectares (7 acres approx.) nestled on Mudgee's fringe. Enjoy peace and serenity, with the convenience of being minutes from the bustling CBD. Slip into your own private bush retreat - a rare find!

- 2.83 hectares (7 acres approx) - shade trees to cleared land
- Three bedroom, one bathroom dwelling
- Secondary man cave with kitchen and bathroom
- Stay warm throughout the colder months with open fireplace
- Rustic studio with small kitchenette and open fireplace
- Water is plentiful with two dams, seasonal creek and 10,000L fresh water storage
- Established orchard with oranges, olives, pear and more
- Massive 25 x 15m concrete based shed with power connected
- Park like surrounds with established gardens and mature trees

Offering the ideal lifestyle property on Mudgee's doorstep, do not miss this rare opportunity

**Price** : \$ 485,000  
**Land Size** : 2.83 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659804>



**Alyse Pilley**  
**02 6372 2222**