



**1044 Bara Road Mudgee NSW**

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Set on 40.69ha (approximately 100 acres) this traditional Australian home is packed to the brim with enticing features - modernised home, reliable water & infrastructure all with an idyllic location just 25 minutes East of Mudgee.

- Three bedrooms, master with pressed tin ceiling, walk in robe & study space
- Sun drenched open plan kitchen with walk in pantry and quality appliances
- Expansive living with polished floorboards
- Tidy bathroom with separate toilet
- Convenient European style laundry
- Ducted reverse cycle air plus wood fire heating
- Reliable water with solar equipped bore, 5 dams & Bara Creek plus an abundance of fresh water storage
- 17.5m x 7m approx Colorbond shed with power connected
- Original stock yards with vet crush and loading ramp
- One bedroom cottage with reverse cycle a/c, wood fire and verandah currently being successfully utilised for short stays accommodation

This peaceful yet convenient location and stunning home

**Price** : \$ 625,000  
**Land Size** : 40.69 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659849>



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