



### 617 Spring Flat Road Mudgee NSW

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Two houses set upon 5 acres (2ha) situated just 6mins or 6kms from Mudgee's town boundary. This unique property consisting of 2 two bedroom cottages is a very rare opportunity ideally located in the highly sought after Spring Flat.

This low maintenance acreage would be ideal to run a horse or two. Perfect for those who value space & privacy, the growing family, downsizers or the savvy investor who knows how strong the Air BnB/short stays market is in the Mudgee region.

- 2 hectares or approximately 5 acres perfect for horses, sheep or a cow
- Main house: neat and tidy two bedroom Harnett Homes built cottage
- Open plan sun drenched kitchen/living space with high raked ceilings
- Reverse cycle air conditioning and wood fire heating
- Impressive covered outdoor entertaining area with sweeping rural views
- Enclosed house yard surrounded by old mature trees
- Settlers Cottage: original 2 bedroom 1900's approx.

**Price** : \$ 510,000  
**Land Size** : 2 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659931>



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