



## 227 Melrose Road Mudgee NSW

5 3 2

In a league of its own 'Melrose Park' is a magnificent rural lifestyle property featuring an historic C1870 Victorian homestead of immense grandeur.

An enviable position on 97ha (approx 240 acres) of picturesque productive farming and grazing country, just 12km east of Mudgee's vibrant CBD.

A spectacular and versatile rural property with creative additional accommodation currently used as a successful short stay and bespoke venue.

- Lovingly restored throughout and sympathetically improved to accommodate contemporary family living
- Soaring ceilings and magnificent period features remain throughout the home
- State of the art eat-in kitchen with polished concrete benches, Aga electric cooker and full walk-in pantry
- Grand formal living and dining rooms, both with fireplaces and original cedar french doors and windows opening to verandahs
- Separate theatre room with world-class audio visual systems including a 150"screen

**Land Size** : 97.48 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659942>



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227 MELROSE ROAD

MT FROME



0 1 2 3 4 5  
SCALE (METRES)

Floor plans and rooms sizes are indicative only



227 MELROSE ROAD

MT FROME



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