



### 1157 Bocoble Road Mudgee NSW

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Situated an easy 25 minute drive from Mudgee, this perfect lifestyle block of almost 20 acres offers gentle rolling hills, great water supply and a home that has been quality built with comfort and practicality in mind, waiting for you to enjoy.

- Three great sized bedrooms, all with built-in wardrobes. The main bedroom has an en-suite bathroom and ceiling fan
- Open plan living and dining room with wood fireplace surround the kitchen, this is a really spacious room and flow nicely out to the covered patio area with views
- Secondary cottage is currently used for storage
- Undercover parking for four vehicles
- NO POWER BILLS - Solar power with lithium battery storage and back up generator
- Four dams plus great tank water storage

This property is a must to see, with school bus pick up from the gate, families or tree changers will be impressed.

**Price** : \$ 430,000  
**Land Size** : 8.09 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659946>



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