



### Old Grattai Road Mudgee NSW

Large acreage doesn't come up often, particularly when you're sitting on Mudgee's doorstep. Nestled on 1010 acres approximately with magical views over the Mudgee valley less than 12km from town. This is the perfect opportunity to secure your own piece of paradise

- Ideal recreational property, weekend escape or place to build your next home
- 409 hectares or 1010 acres approximately undulating to hilly natural bush land
- Breathtaking views over Mudgee and surrounding country
- Two large dam and seasonal creeks
- Native bushland & animal paradise
- Tracks throughout the property ideal for 4x4, motorbike or horse riding
- Zoned E3, Build your dream home \*STCA
- Perfectly situated only 12km from Mudgee's CBD
- LOT 102/DP756897
- \*subjected to council approval

A once in a lifetime opportunity to secure 1010 acres, only 12km from Mudgee's CBD.

**Price** : \$ 500,000  
**Land Size** : 409.1 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659956>



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