



## 2852 Hill End Road Mudgee NSW

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Set amid perfect surrounds in a picturesque rural location approximately 25 minutes from Mudgee is this superb lifestyle property. Boasting impressive improvements, a sound water supply and a very easy drive from Mudgee adjoining the Meroo creek - enjoy and unwind in perfect serenity.

- Light filled, open plan living and dining area
- Additional living space with a large formal lounge room or fourth bedroom
- Attractive galley style kitchen with quality appliances and loads of storage
- Reverse cycle air conditioning and fans throughout
- Three bedrooms with built in robes
- Multiple outdoor zones including wide front verandah and rear patio to sit and admire the view
- Ample shedding with machinery shed, workshop, garden shed, chicken coop and dog run
- Additional powered studio perfect for guest accommodation
- Multiple fresh water tanks, equipped bore, dam & Meroo River frontage means water is never a problem
- Fully fenced into three paddocks, 4.94HA (12 acres)

**Land Size** : 4.94 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659985>



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