



## 855 Doughertys Junction Road Mudgee NSW

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Relax and unwind in this tranquil setting. Fishing, hunting, living off the land are all possibilities within this 10.19ha lifestyle treat.

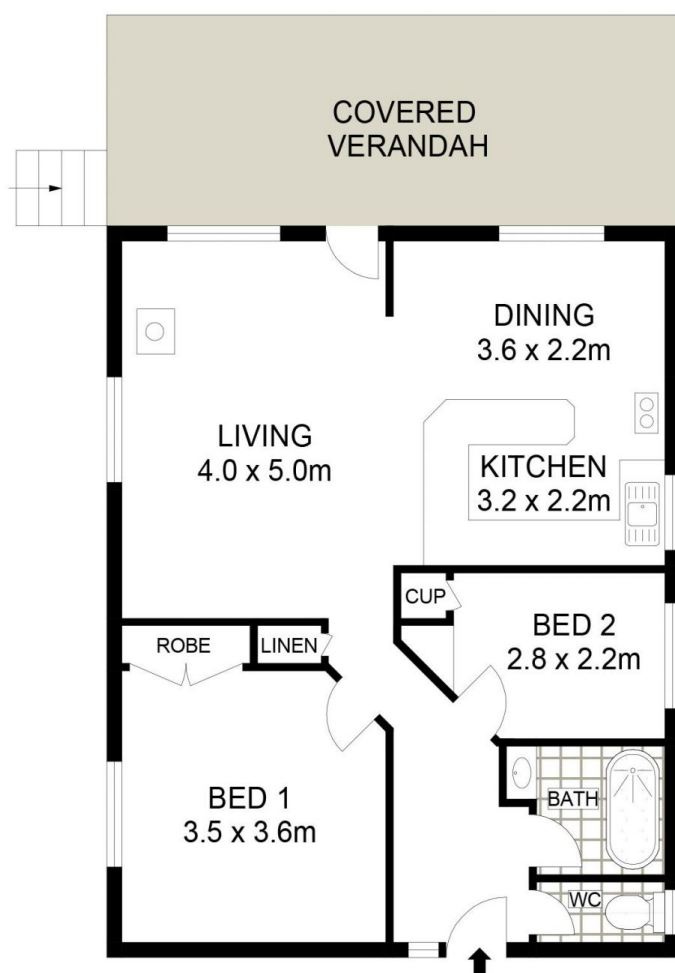
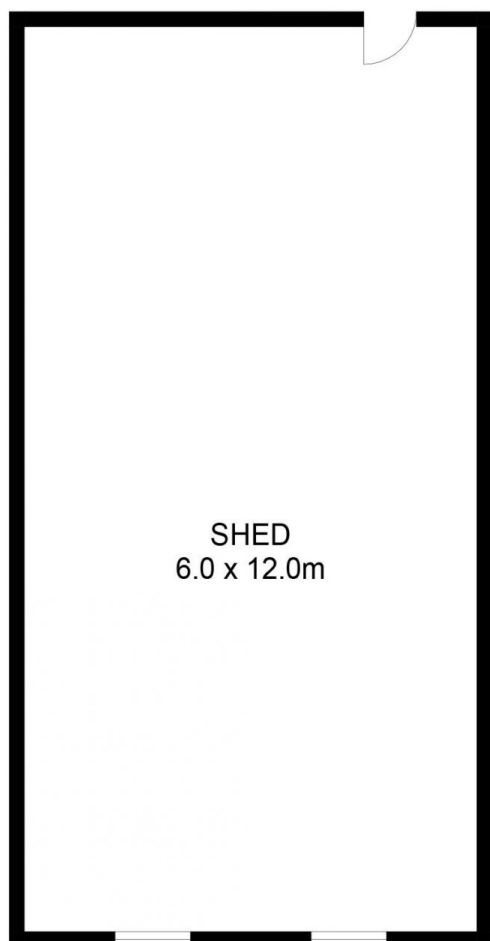
- Boasting a more than comfortable two bedroom home with an open plan living, dining and lounge area
- Kitchen with garden views, gas stove plus wood fired stove allowing for authentic cooking AND heating
- Split system air-conditioning for creature comforts plus an additional woodfire heater
- Endless shedding but most importantly, a fully enclosed 6m x 12m workshop, ready for the tools, the toys or extra guest accommodation
- Water is ample with 60,000 litres of tank water storage, bore and 8 dams, enjoy a spot of fishing
- Power is via fully equipped solar system including a sun tracking solar module, battery storage and generator back up. Hot water is via it's own solar system
- Established fruit orchard and stone lined rose gardens to keep the gardening enthusiasts happy

This little piece of paradise is a handy 45 minutes to Mudgee or 3.5 hours from Sydney, all too easy to escape

**Price** : \$ 375,000  
**Land Size** : 10.19 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659987>



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855 DOUGHERTY'S JUNCTION ROAD

PYRAMUL



Floor plans and rooms sizes are indicative only