



### 348 Maitland Bar Road Mudgee NSW

2 1

Welcome to recreation heaven. Sprawling over 81.3ha (approx. 200 acres) just 30 minutes from Mudgee. This ideal weekender block is complete with two dwellings, natural bushland and direct access to the Meroo Creek to enjoy gold prospecting.

**Price** : \$ 325,000  
**Land Size** : 81.3 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5660029>

#### LAND

- 81.3 hectares or approximately 200 acres
- Loads of wildlife frequent the property
- Meroo River frontage plus two dams
- Popular area for gold prospecting with your own frontage to the Meroo Creek

#### ORIGINAL STONE COTTAGE

- Original stone cottage/studio
- Boasting timber floors, a huge stone fireplace & gas hot water system
- Featuring railway sleepers and stain glass windows from a demolished church
- TLC needed on the decking for a huge outdoor entertaining area

#### SECONDARY DWELLING



**David Goldring**  
02 6372 2222



**Alyse Pilley**  
02 6372 2222