



### 187 Stoney Creek Road Mudgee NSW

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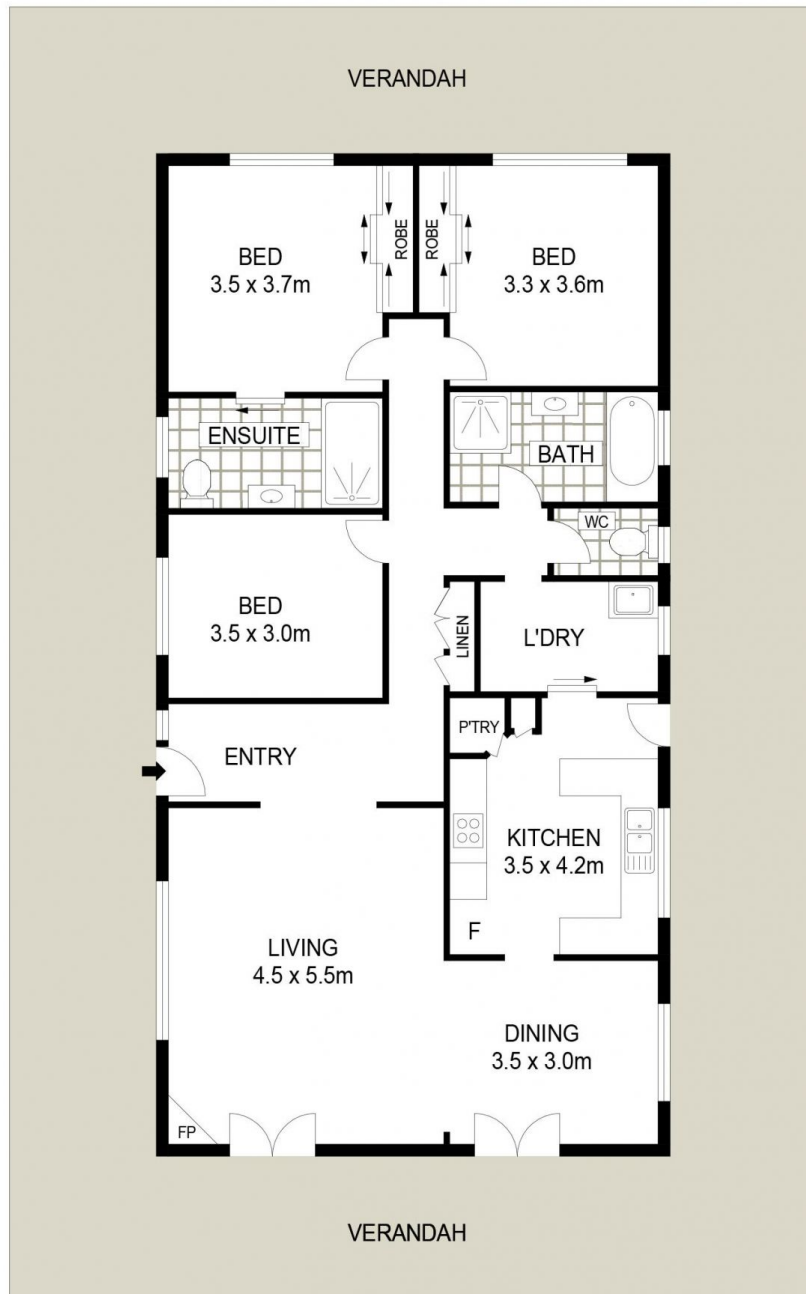
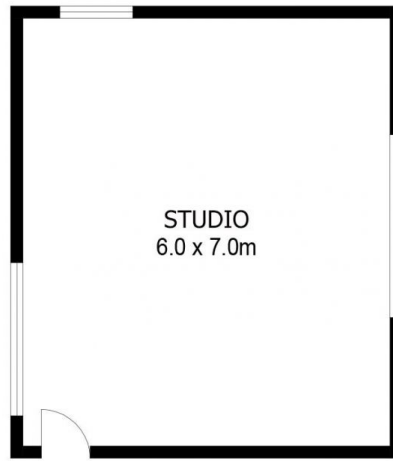
This idyllic lifestyle property graces approximately 28 acres of usable land with a three bedroom home and impressive inclusions - perfectly situated under 20 minutes drive from Mudgee and an easy commute to Gulgong and the mines.

- 11.46 hectares or approximately 28 acres of usable land
- Comfortable three bedroom two bathroom home
- Master suite with built in robes and generous ensuite featuring double shower
- Country style kitchen and spacious living/dining area with wood fire
- Spacious main bathroom with separate toilet
- Wrap around verandah with incredible rural views
- Large house yard complimented with established shade trees, roses & fruit trees
- Water is abundant with bore, huge dam and fresh water storage
- Shedding is also a feature with 3 bay workshop & 4 bay machinery shed plus 2 bay stables & 3 stables in paddocks
- 7m x 6m approx steel frame studio
- Land is fenced into 4 main paddocks with stock proof fencing and laneway system
- Services include power, telephone & mail delivery

**Price** : \$ 625,000  
**Land Size** : 11.46 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5742859>



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187 STONEY CREEK ROAD

STONEY CREEK



Floor plans and rooms sizes are indicative only