



37 Boxs Lane Mudgee NSW

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Here it is! "Brindabella" - 24 productive acres, a fantastic family home surrounded by expansive lawns, established gardens, sheds, great water supply, all just 12km to Mudgee. Fulfill your rural lifestyle dream!

- Large family home with multiple living areas and four generous bedrooms
- Master bedroom with ensuite bathroom
- Versatile floorplan with potential 5th bedroom or additional living area
- Open plan kitchen with 900ml gas/electric oven and huge walk-in pantry
- A large in-ground pool to escape the heat and keep the kids entertained.
- Expansive lawns and established gardens provide a tranquil oasis, perfect for outdoor entertaining or just relaxing.
- Excellent small farm infrastructure, with double lock up garage, single carport, two large open bay machinery sheds, yards, and loading ramp
- Subdivided into 3 paddocks set-up for the perfect rural lifestyle.
- Abundant water supply from freshwater storage and an

Price : \$ 1,010,000
Land Size : 10.01 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5750469>



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GROUND LEVEL

37 BOXS LANE

BUDGEE BUDGEE



Floor plans and rooms sizes are indicative only