

## 37 Boxs Lane Mudgee NSW

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

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Price	:\$1,010,000

Land Size : 10.01 ha View : https://www

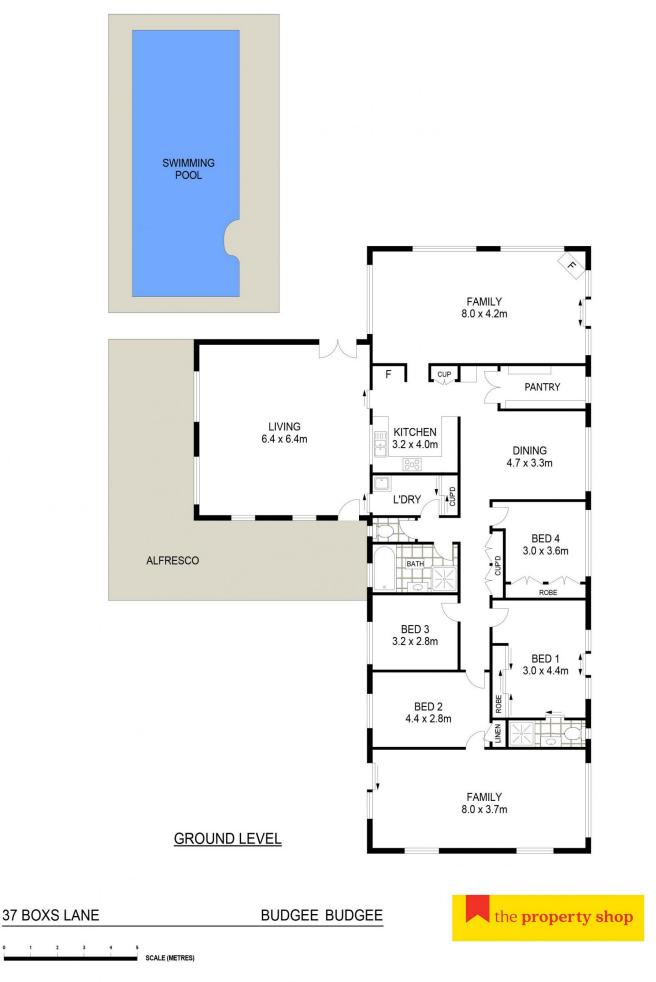
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Floor plans and rooms sizes are indicative only