



### Part 1379 Pyramul Road Mudgee NSW

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Are you looking for the ideal property to escape the hustle and bustle? Located 45 minutes from Mudgee's CBD on Sydney side this property provides a tranquil setting where the elevated position offers breathtaking views during the day and spectacular sunsets of an evening

- Large steel framed wool shed with power connected
- Part of the shed has been converted to a one-bedroom studio - Fully furnished
- Well sized kitchen with gas cook top and great storage overlooking living
- Wonderful outdoor deck overlooking picturesque views back over farmland
- Established on 27.48 HA (67 acres approx Lot 2 DP607863) of cleared land ideal for sheep or cattle grazing, motorbike or horse riding
- Wool shed with two stand shearing shed, sheep yards, hay shed, carport & stable
- Water is plentiful with a 30,000L freshwater tank to shed and five dams. Fenced into eight paddocks - stock proof boundary
- Established 45 minutes from Mudgee with school bus to gate plus internet and mobile reception

**Price** : \$ 350,000  
**Land Size** : 27.48 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5992353>



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