






### 475 Kains Flat Road Mudgee NSW

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All of the hard work has been done in this four bedroom family home, simply sit back and enjoy your very own small acreage farm (27acres/11.05ha), all within an easy 30 minute drive to Mudgee.

- Four bedrooms plus a study, two with built-in wardrobes
- Renovated kitchen with plenty of cupboard space and eat in area
- Woodfire to the living areas keeping you warm through the cooler nights
- Fully enclosed indoor/outdoor room offers a 2nd living area or a room for the kids to play when the weather is wet
- 2nd separate toilet
- 4 bay lock up garage plus a machinery shed with power
- Bore, large dam and rainwater tanks ensure water is never an issue
- Land is majority clear, fencing is great, ready for your livestock or ponies

Plenty of features for the person looking for comfortable lifestyle living and their very own piece of privacy.

**Price** : \$ 595,000  
**Land Size** : 11.05 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6026844>



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