



13 Charles Road Mudgee NSW

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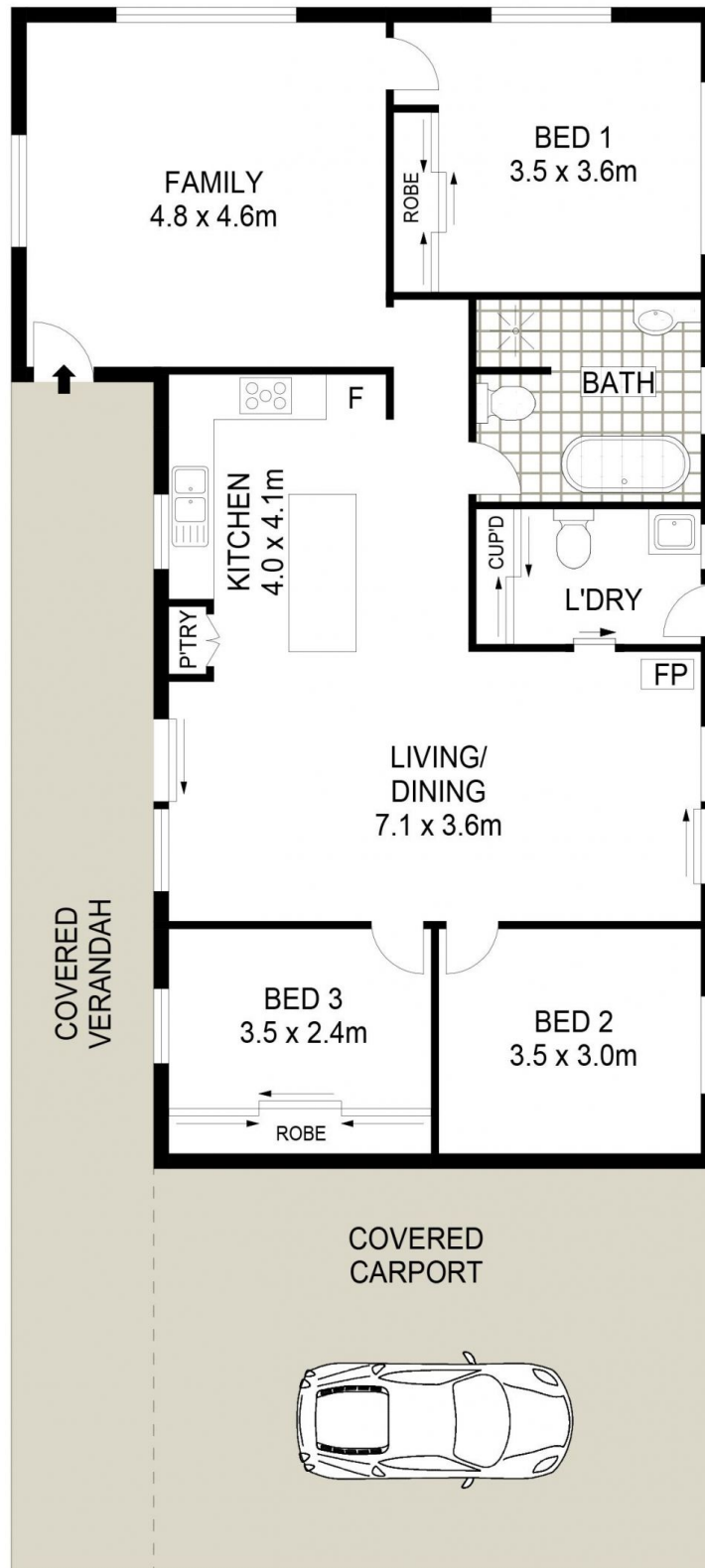
The current owners are reluctantly relocating, but this now presents the opportunity for a new owner to benefit from all the features they originally purchased this outstanding property.

- Modern contemporary three bedroom residence
- Open plan living/kitchen and dining area plus formal lounge room
- Light filled bathroom features free standing bath, frameless shower & second toilet in laundry
- Ceiling fans throughout & slow combustion wood fire for the winter months
- 4.3kw "off grid" solar, gas hot water, gas/electric cooking, satellite internet & TV
- 15m x 6m approx. steel shed, extra secure house yard, established veggie patches, fruit trees & front garden
- 100,000 plus rainwater storage, 2 dams with excellence boundary fencing & 2 road frontages
- Commanding elevated panoramic views to admire as far as the eye can see
- The perfect "tree change " permanent lifestyle property or weekend/holiday getaway from the "rat race"
- Easy 27km drive from the highly featured "go to" regional tourist destination of Mudgee

Price : \$ 610,000

Land Size : 10.79 ha

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6325082>



13 CHARLES ROAD

GRATTAI



Floor plans and rooms sizes are indicative only