



### 30 Norlenbah Road Mudgee NSW

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Glorious views, sprawling residence, only 15 minutes from Mudgee's CBD. Nestled on 10.12HA (25 Acres) of quality land, every aspect of this property has been carefully planned resulting in an inviting, easy living country home with some very impressive attributes.

- A beautiful home offering five spacious bedrooms, two bathrooms plus a study. The floorplan is versatile and offers options for a different configuration if you wish
- Open plan living and dining room, plenty of family living space
- Large kitchen with plenty of space and storage
- Modern bathroom offering a freestanding bathtub with a view! There is also a very handy second bathroom with separate WC
- Climate control is well catered for with fire place, ducted heating and cooling & ceiling fans - plus 2kw solar system back to grid
- Outdoor living has never been so inviting! Relax on the deck, perfect for entertaining
- Water is aplenty with 40,000L fresh water and a beautiful spring fed dam
- Established gardens including lush lawns and a small

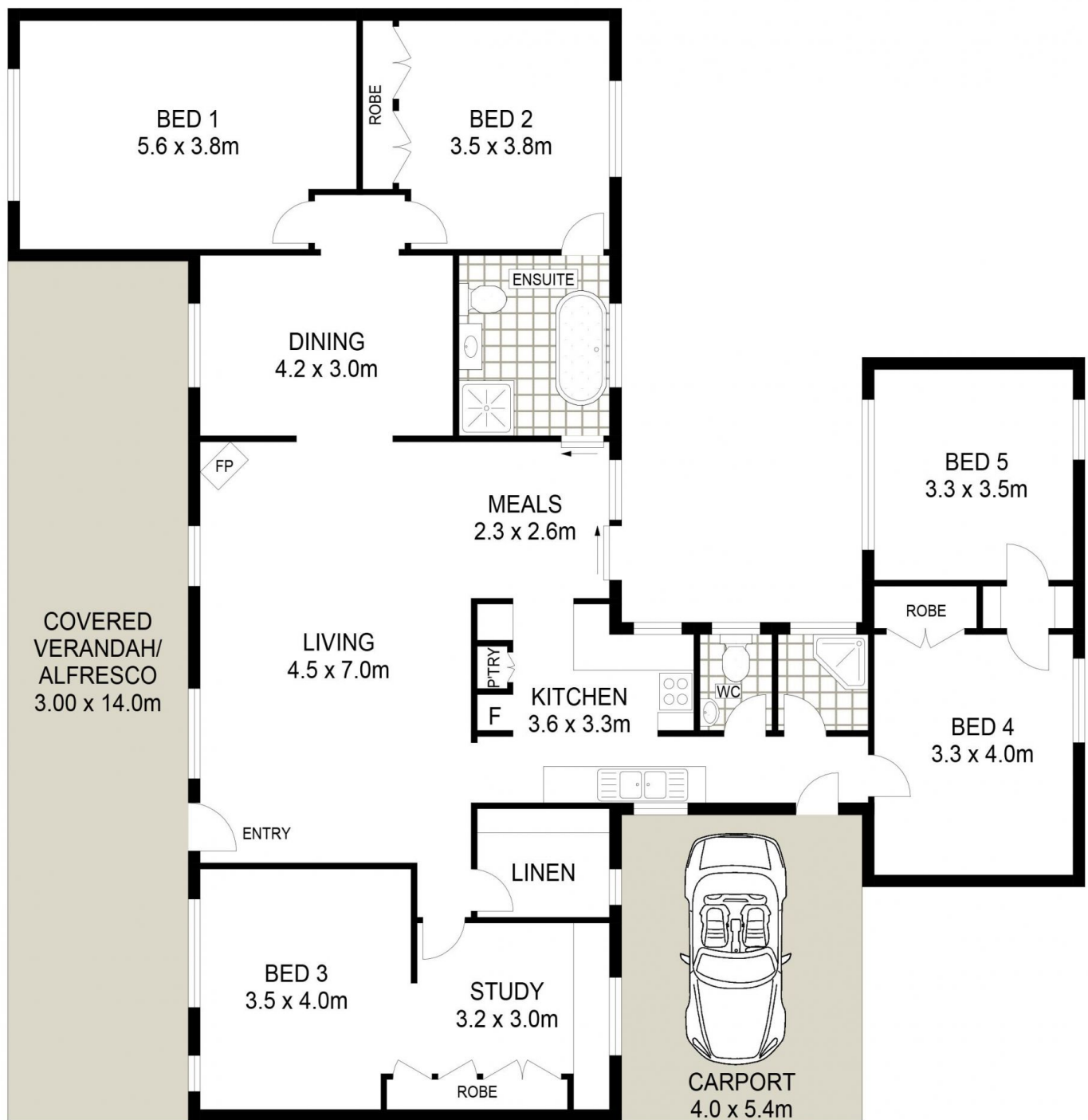
**Price** : \$ 755,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6338080>



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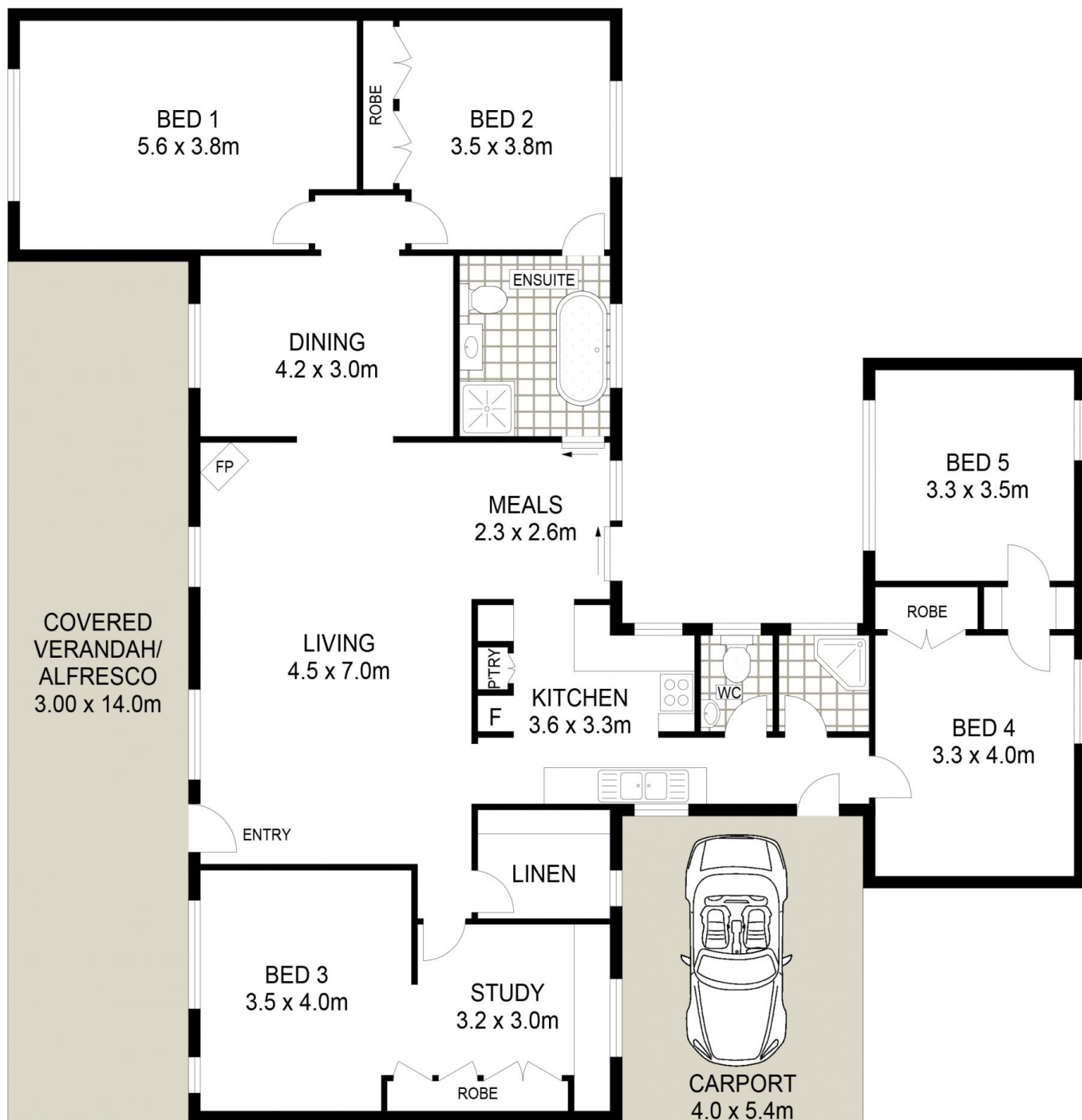
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Floor plans and rooms sizes are indicative only





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