



## 1199 Ulan Road Mudgee NSW

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Ideally located just 12km north of Mudgee this outstanding lifestyle property has it all. 16 hectares (40 acres), character home, abundant water, and exceptional shedding.

- Fully renovated circa 1880's 4 bedroom homestead
- Huge open plan kitchen, family, dining room plus second living room
- Craftsman built full timber kitchen with granite benches and quality appliances
- Jarrah floors and custom built timber cabinetry throughout
- Attached 21m x 8m garage workshop, 3 phase power
- Separate 24m x 12m x 4.8m shed, 3 phase power, laundry and toilet,
- Mezzanine level two self-contained Granny flat with kitchen and bathroom
- Excellent farming infrastructure with six paddocks, cattle yards crush and loading ramp
- Expansive lawns and established gardens provide a tranquil oasis, perfect for outdoor entertaining or just relaxing
- Abundant water supply with two bores, a well, three dams plus approximately 100,000lt rainwater storage

**Price** : \$ 1,250,000  
**Land Size** : 16.19 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6408090>



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