



## 106 Frog Rock Road Mudgee NSW

5 2 3

Perfectly positioned north of Mudgee CBD and sitting on approximately 28 acres (11.28HA), this one of a kind family home boasts space for the entire family plus granny flat. Every aspect of this property has been carefully planned resulting in an inviting, easy living country home with some very impressive attributes.

- Four large bedroom home offers an abundance of opportunities including an attached studio and several living areas inside and out providing for the whole family
- Attached one bedroom studio with kitchenette and living area and bathroom facility
- Three spacious bedrooms upstairs with views of the surrounding property
- Large open plan kitchen and dining with quality appliances
- Two sizable living areas with additional sun room featuring panoramic views
- Split system air conditioning and combustion fireplace providing comfort year round
- Entertainers paradise with undercover BBQ, bar/prep benches and outdoor fire pit zone
- Three bay lock up garage with self-contained

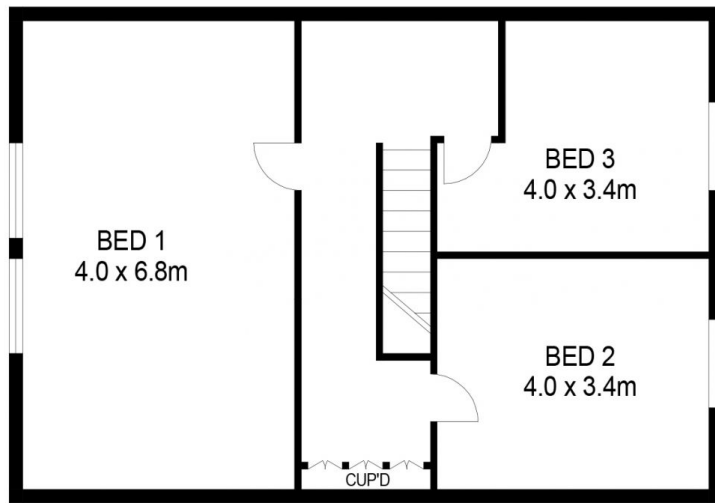
**Price** : \$ 985,000  
**Land Size** : 11.24 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6489913>



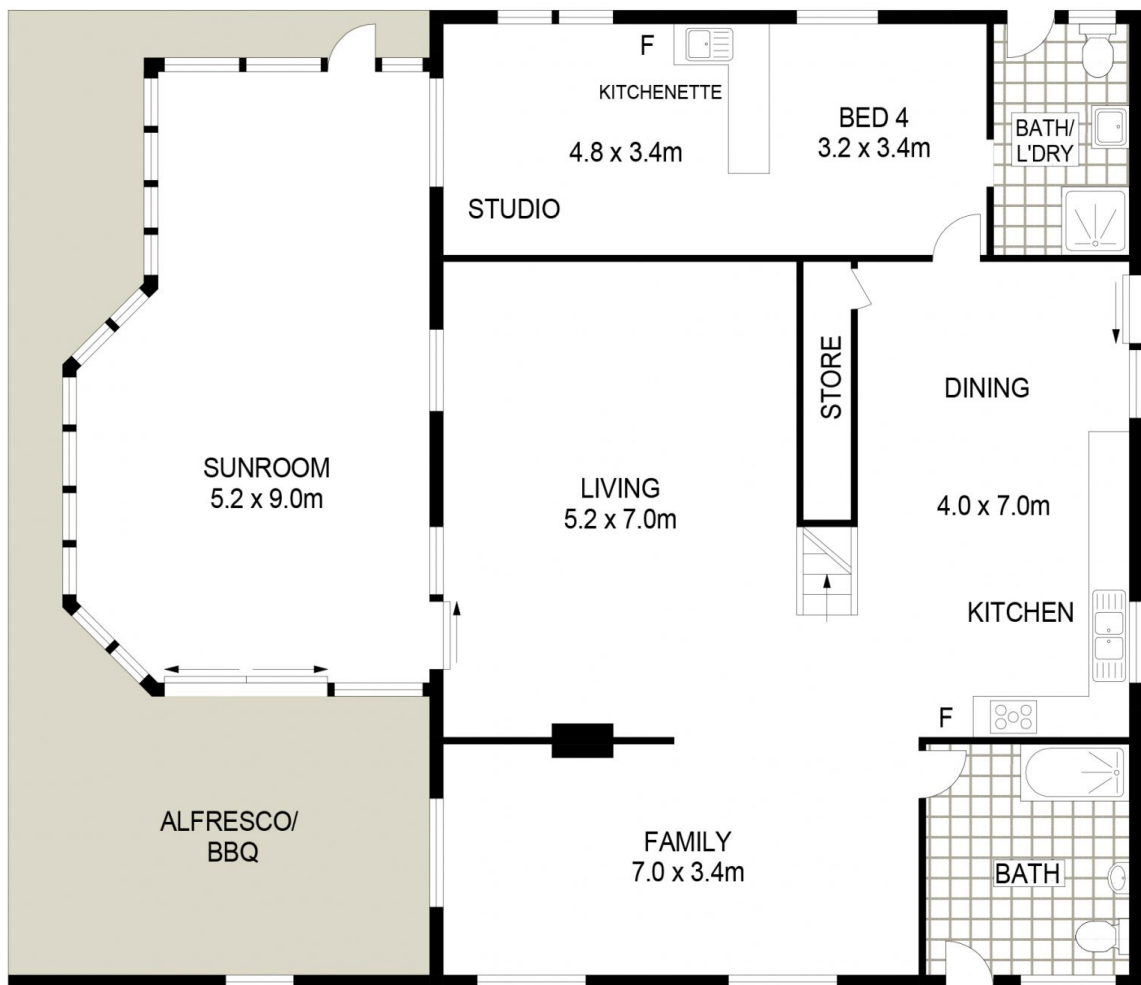
**Alyse Pilley**  
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UPPER LEVEL



LOWER LEVEL

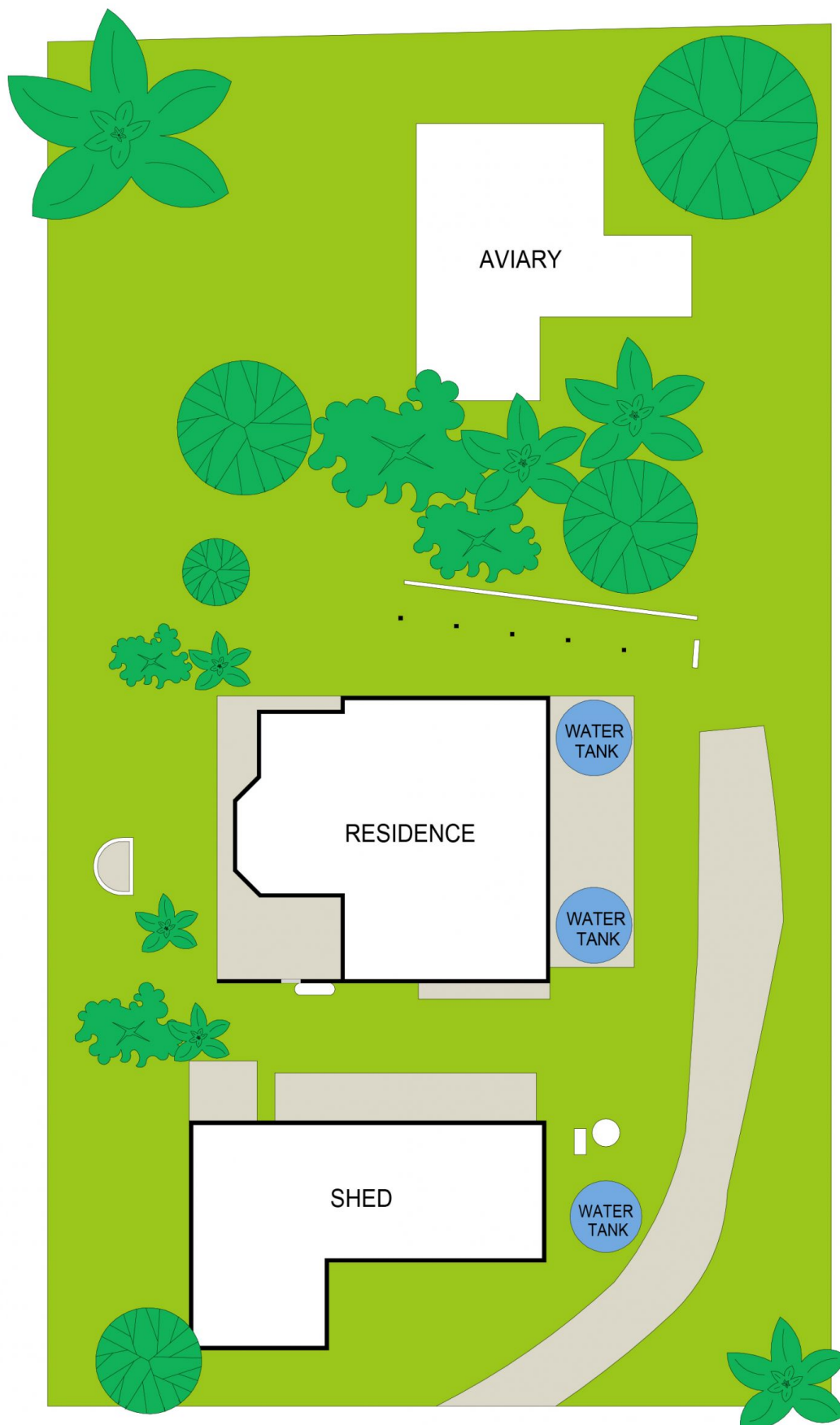
106 FROG ROCK ROAD

FROG ROCK



Floor plans and rooms sizes are indicative only





SITE PLAN

106 FROG ROCK ROAD

FROG ROCK



0 1 2 3 4 5 SCALE (METRES)

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