



28 Roberts Road Mudgee NSW

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Nestled in the hills of Grattai, "Mamore" 19.72 HA (49 acres approx.) offers a charming homestead just waiting for the love and attention it deserves. Boasting a shearing shed, stables and hay shed, this property is peaceful yet very practical, just 25 minutes from Mudgee.

- Period features with high ceilings and detailed fret work though-out
- Three oversized, light filled bedrooms
- Two large sun rooms and additional study space
- Large kitchen featuring stainless-steel bench top
- Open plan living space with combustion wood fireplace
- Bathroom features shower and bath with an additional WC
- Abundance of water with bore, rainwater storage, two dams and frontage to 'Four Mile Creek'
- Plenty of infrastructure having a three bay carport, Garden sheds, two stand shearing shed, stables and hay shed

This property offers more than enough room for grazing stock, or for one to create a rural family lifestyle. To arrange your inspection contact Alyse Pilley at The

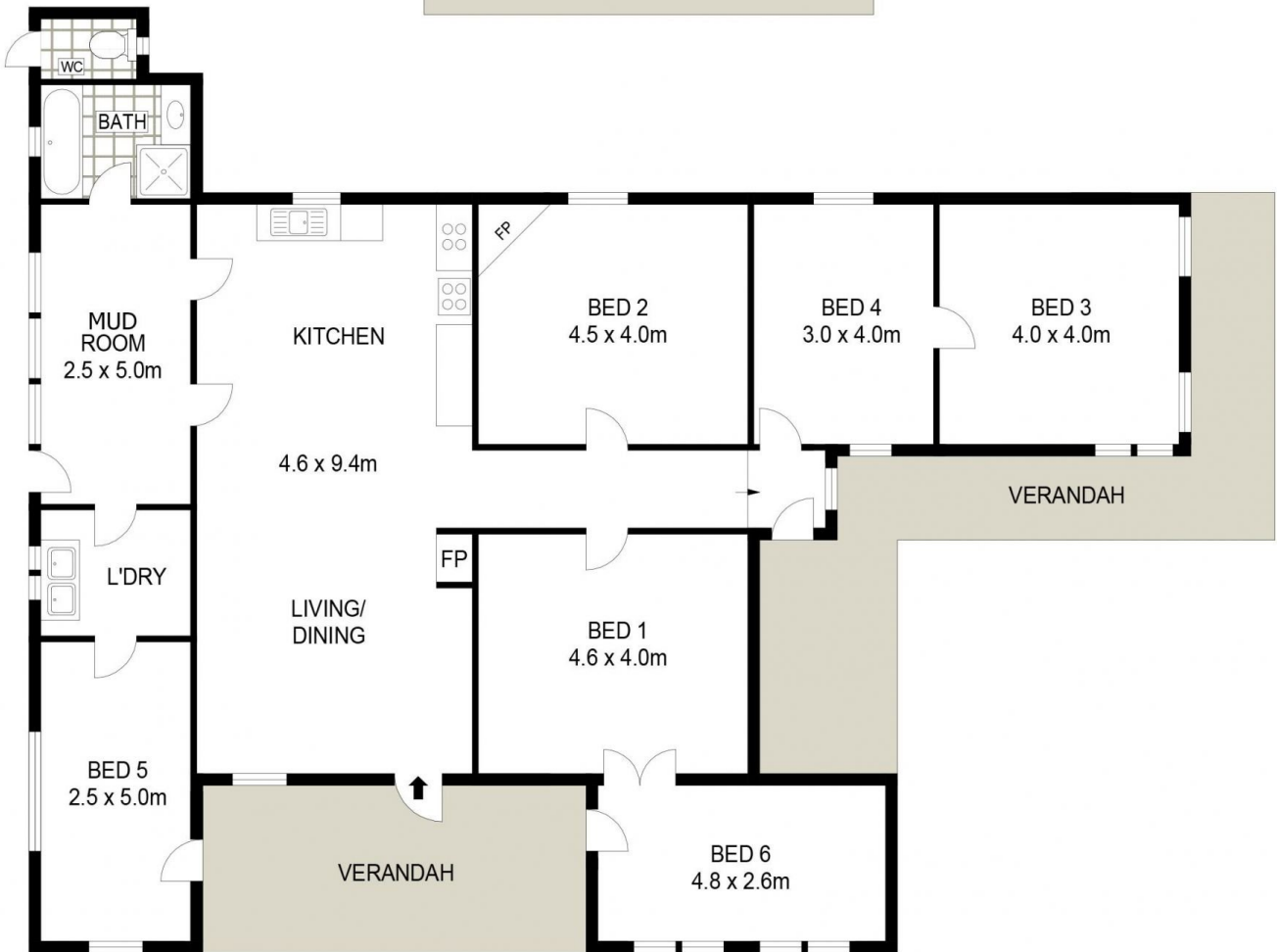
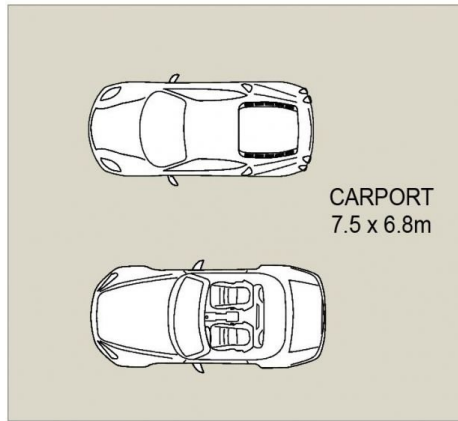
Price : \$ 680,000
Land Size : 19.73 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6611668>



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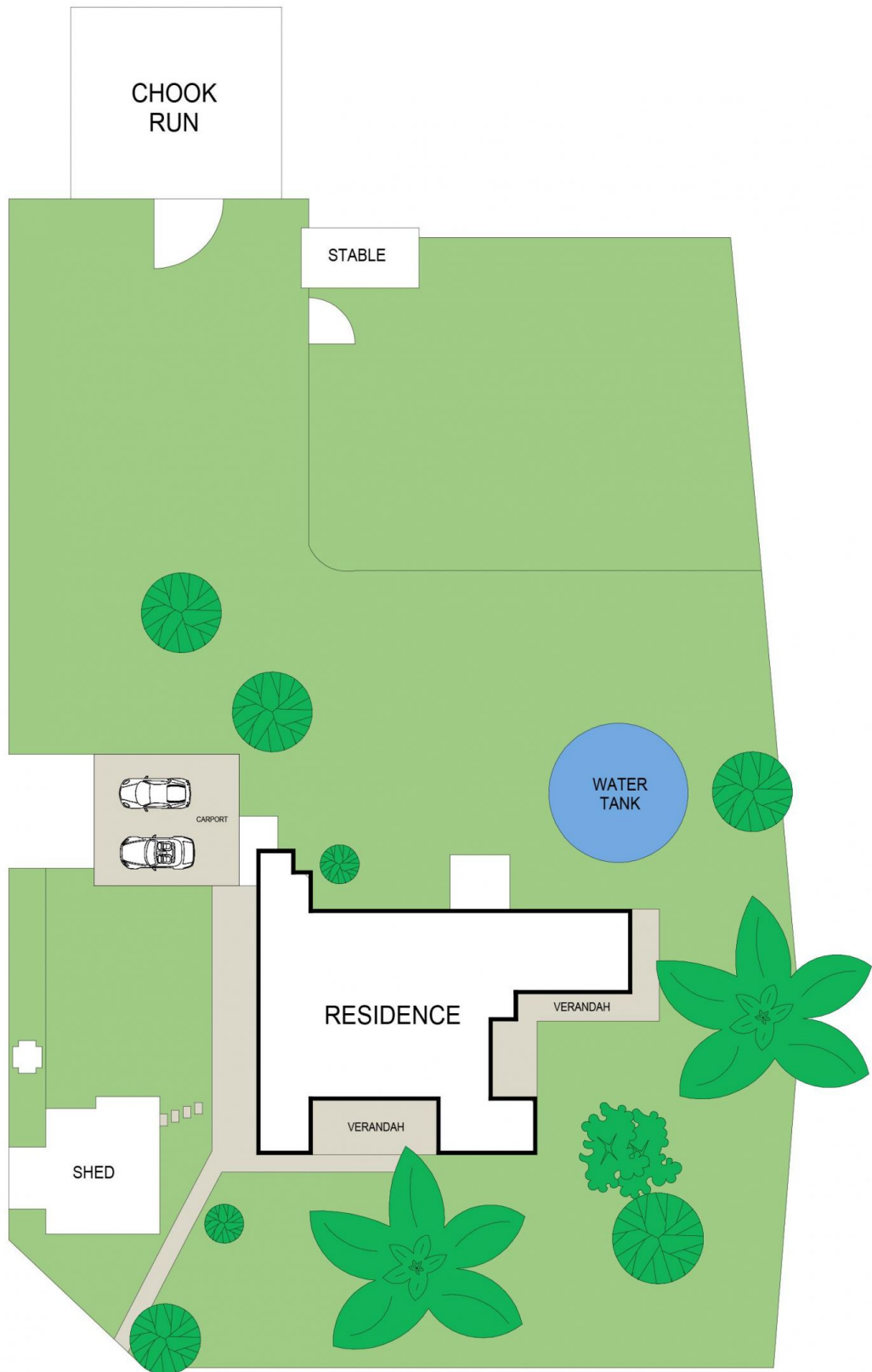
GROUND LEVEL

28 ROBERTS ROAD

GRATTAI



Floor plans and rooms sizes are indicative only



SITE PLAN (NOT TO SCALE)

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GRATTAI



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