



166 White Cedars Road Mudgee NSW

1 1 4

Located an easy 25 minute drive from Mudgee, just moments from the Cooyal pub, this is the perfect starter kit to get you onto some acreage and enjoying the peaceful rural lifestyle of Kains Flat!

- 10.14ha or 25 acres of cleared land with standings of beautiful shade trees
- Quaint country cottage with kitchenette and bathroom amenities
- Equipped with air-conditioning to keep you comfortable all year round
- Generous colour bond shed with power connected plus garden shed
- 60,000L water tank
- Equipped bore
- Cooyal Creek frontage
- Dwelling entitlement (STCA)

This property shows exceptional value and optimal opportunities for someone looking to invest in a lifestyle/rural block with bundles of potential!

Contact Sara Perry on 0400 859 593 or Patrick Power on

Price : \$ 480,000
Land Size : 10.14 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6677463>



Sara Perry
02 6372 2222



Patrick Power
02 6372 2222

<https://www.thepropertyshop.com.au>