



## 1A Totnes Valley Road Mudgee NSW

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Situated north of Mudgee on the edge of the Cooyal village sits this little gem nestled on 41.11HA (100 acres approx.) boasting a perfect lifestyle block & well-presented home offering plenty of value, Don't miss this opportunity.

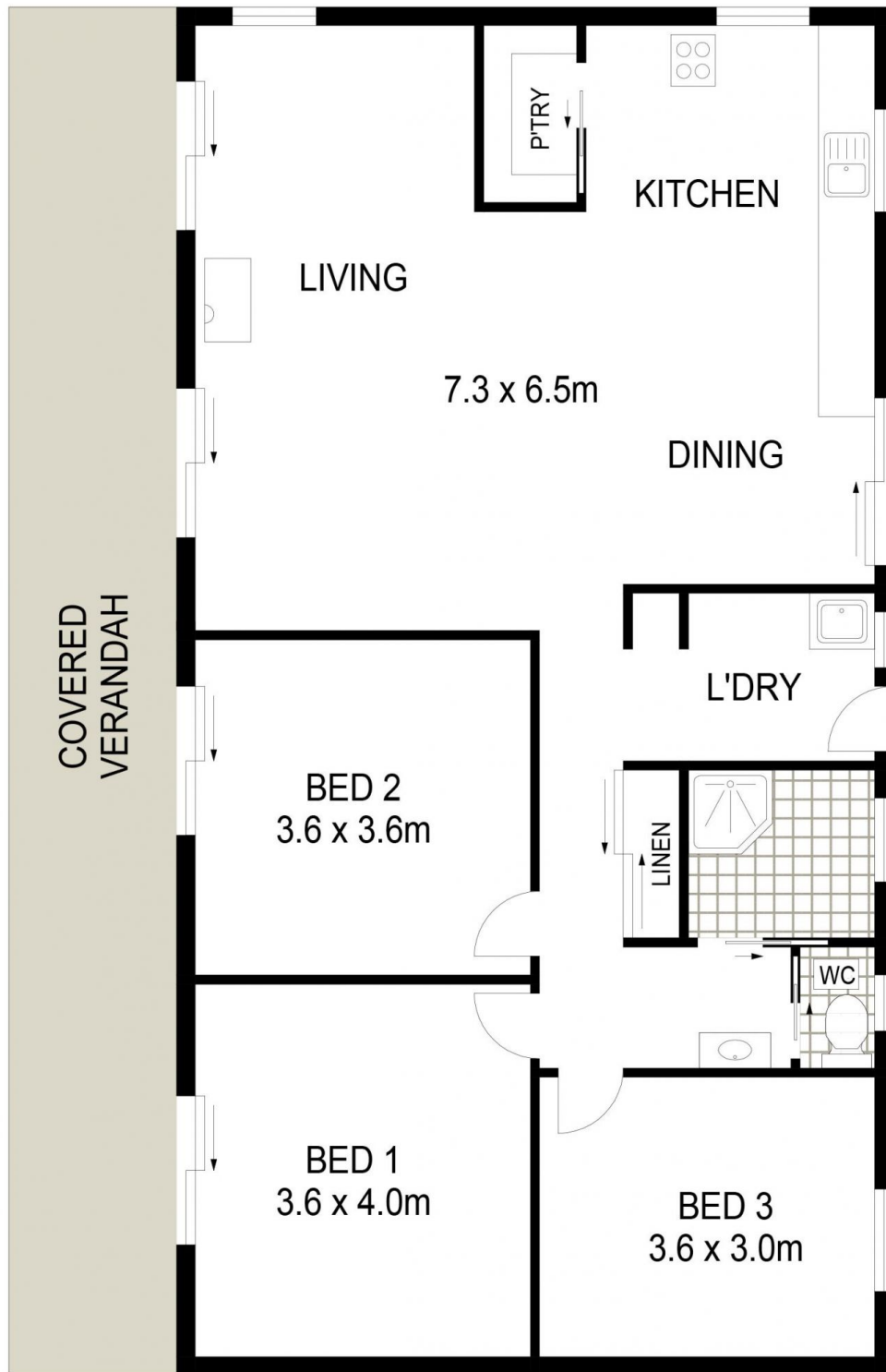
- Neatly presented, steel frame three-bedroom cottage with valley views
- Fully functional kitchen with walk in pantry
- Climate control is well catered for with wood heater and split system
- Abundance of shedding with a three bay machinery shed, hay shed, garden sheds plus carport
- 41.11HA or 100 Acres approx. of slightly undulating to hilly country
- Over 500 established olive trees - Start making your own olive oil today
- Fantastic features including Solar system, satellite and landline services, approx. 30,000ltr of water storage & dam

The ideal permanent retreat with an instant income or weekender perfectly set up for all things recreational, hunting, bush walking, or sightseeing. Situated a short 30-minute drive from Mudgee or 4hrs travel to Sydney. The

**Price** : \$ 620,000  
**Land Size** : 41.11 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/acreage/esemirural/6793343>



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TOTNES VALLEY



Floor plans and rooms sizes are indicative only