






 the property shop



51 Norlenbah Lane Mudgee NSW

3  1  6 

Ideally located just 20 minutes North of Mudgee, this charming 3 bedroom cottage is perfectly positioned on 10.12ha approx 25 acres. This home truly delivers the comforts and ease of rural living, in our competitive market this property won't last long.

- 3 well sized bedrooms including an extra spacious main with built-in wardrobe
- Light filled kitchen with timber bench tops, dishwasher, pantry, gas cooking and island bench perfect for the family to gather
- Open plan lounge and dining room surrounds the kitchen
- Second living area ideal for a quiet place to relax in front of the wood fire heater
- Modern family bathroom with shower, vanity and bath
- Water is a major feature: three large dams (1 spring fed), two bores, rain water storage tanks with seasonal feeder creek frontage and natural surface spring
- Multiple sheds including 4-bay machinery shed, 2-bay shed and 1-bay shed, plus a two car carport
- Features include: Chook yards, established orchid with mature trees and five paddocks with multiple springs

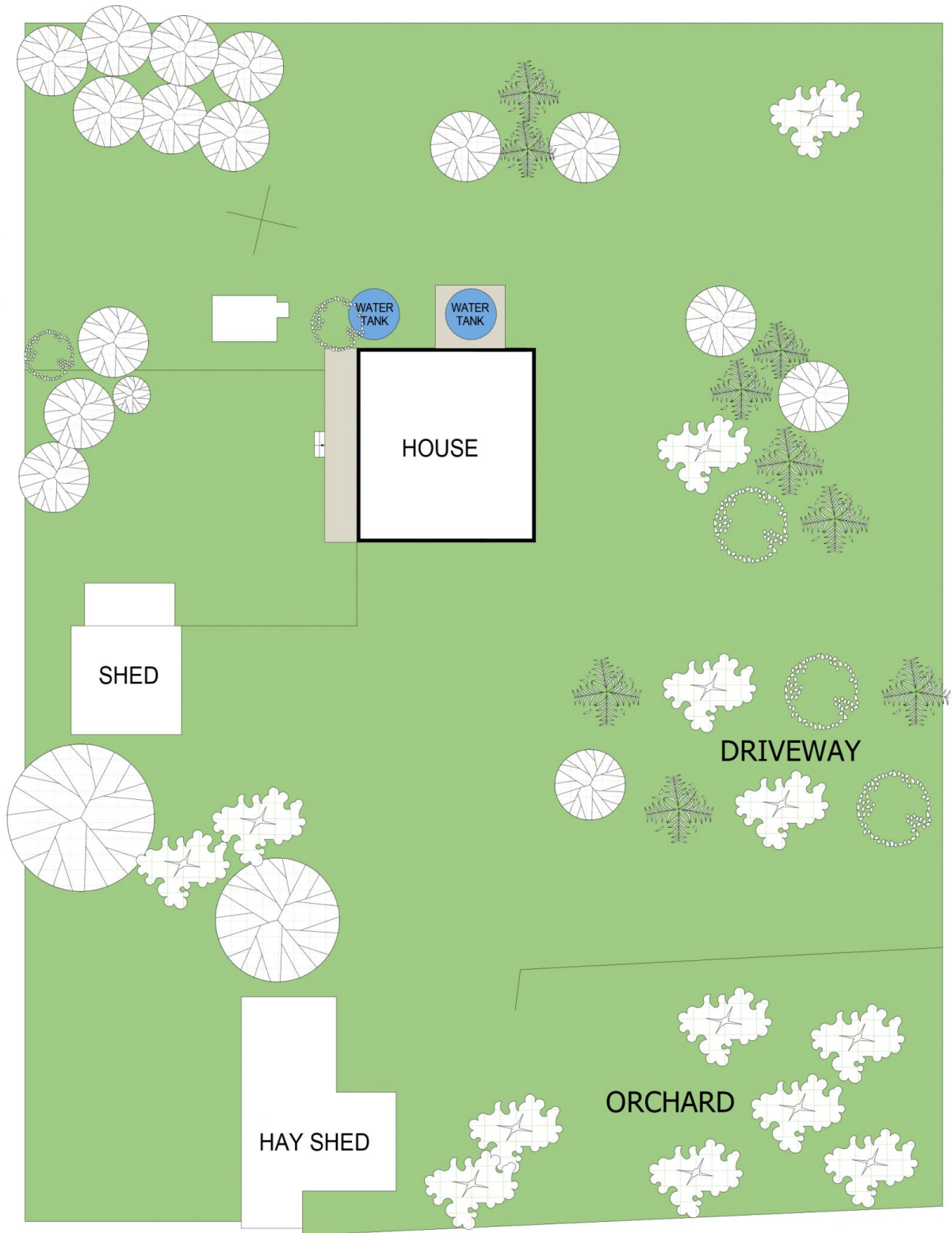
Price : \$ 755,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6848672>



David Goldring
02 6372 2222



Ashley Olsen
02 6372 2222



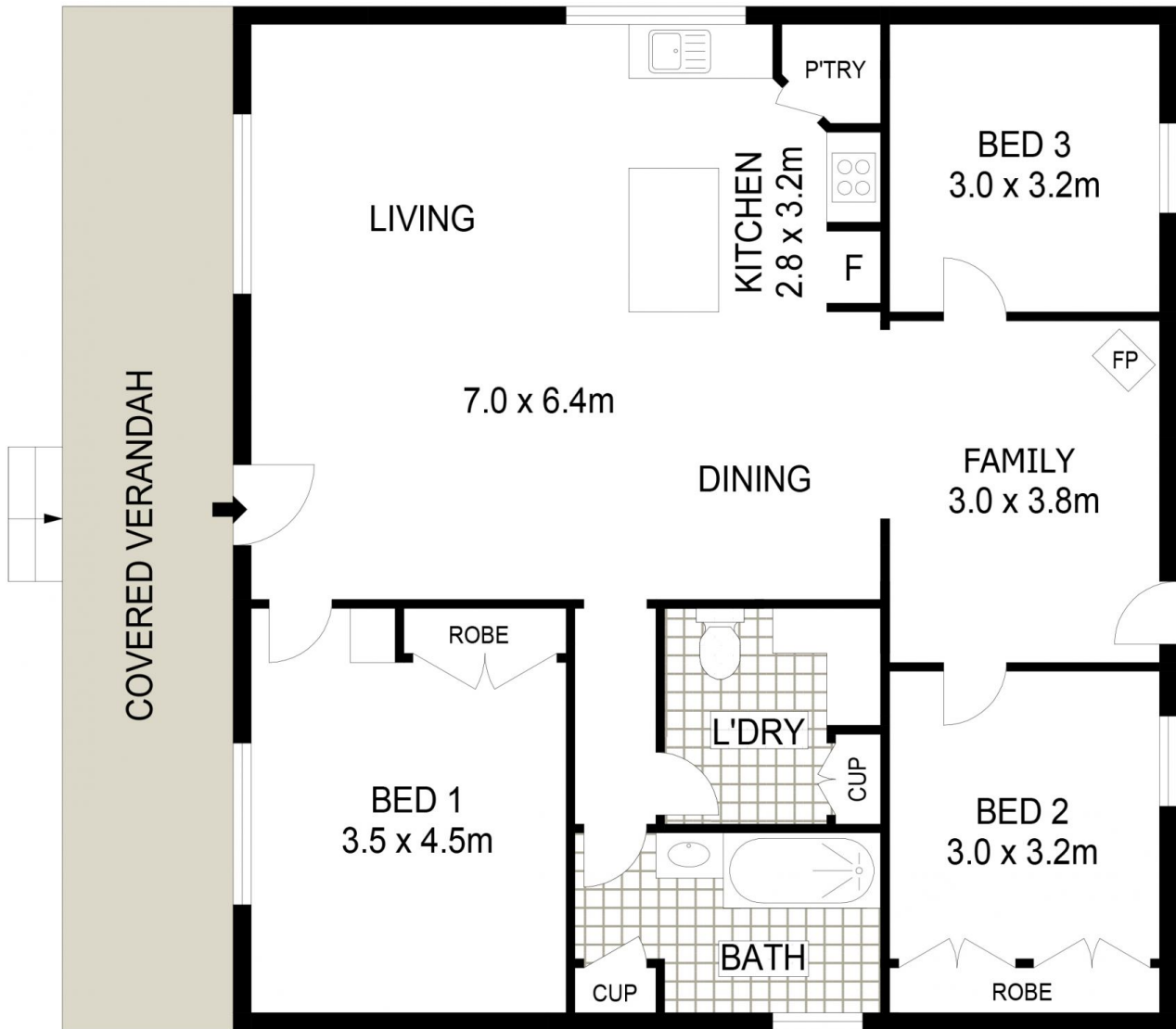
SITE PLAN

51 NORLENBAH ROAD

ST FILLANS



Floor plans and rooms sizes are indicative only



GROUND LEVEL

51 NORLENBAH ROAD

ST FILLANS



Floor plans and rooms sizes are indicative only