



### 149 Kaludabah Road Mudgee NSW

Located in the sought after Kaludabah Estate, this picturesque 100ha, rural lifestyle property offers the perfect mix of open grazing, natural bush with a little bit of cultivation.

Gently sloping country at the front rising to hills with spectacular views in every direction. Private and peaceful but just 15km from Mudgee, it is the perfect place to build a dream home or just escape for blissful rural weekends.

Welcome to 149 Kaludabah Road...

- 100ha, picturesque countryside, magnificent views, close to town
- DA approved for a dwelling - the house pad is already in place
- 12m x 9m steel frame shed with 3m awning, toilet and plumbing for additional services
- 12 x 7.5m Hay Shed and steel cattle yards, excellent fencing
- 4 megalitre river water access licence via easement to the Cudgegong River
- Multiple dams, plus freshwater storage off the shed
- Approximately 10 acres previously sown to oats

**Price** : \$ 930,000  
**Land Size** : 100.01 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6896834>



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