

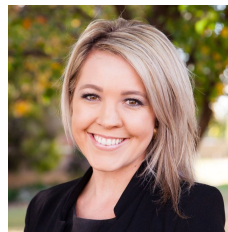


## 238 Clarkes Creek Road Mudgee NSW

Nested on 34.8 HA (Approx. 85acres) of undulating to grazing country, with a combination of cleared to timbered land perfect for those seeking a rural getaway or build your dream home (STCA). Become part of the Windeyer community and enjoy what the country life has to offer.

- An easy 40-minute drive South/west of Mudgee and 3.5hours (approx.) from Sydney
  - Potential for dwelling entitlement S.T.C.A with an opportunity to select a desired aspect and outlook for your dream home.
  - Power & phone line to the block, with mail weekly and mobile phone reception available
  - Original old house and shedding - power close by, not habitable
  - Water is plentiful with two dams, bore (unequipped) & seasonal creek
  - Open paddocks and hidden timbered valley
  - Ideal for sheep, horses & cattle, or weekend adventures
  - Undulating hills with picturesque rural views
  - 7 titles creating potential subdivision opportunity (STCA)
- \*Subjected to council approval

**Price** : \$ 475,000  
**Land Size** : 34.8 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7033788>



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