



86 Rockford Lane Mudgee NSW

Boasting long shady frontages to both the Meroo River and Leaning Oak Creek this stunning rural lifestyle property is the perfect place for your dream home or idyllic country escape.

- 38.3ha (94 acres) of picturesque natural bush and open grazing country
- Meroo River (370m frontage) and Leaning Oak Creek (420m frontage) along two boundaries
- Peaceful and secluded location just 29km from Mudgee
- Pick your perfect house site with stunning rural views and a north facing aspect
- Dwelling entitlement and mains power through the property
- Abundant wildlife, beautiful creek and riverside campsites
- Access via unsealed rural lane, SUV or 4WD is required
- First time offered in over 50 years, don't miss it!

Offering everything a lifestyle property should and more, contact Andrew Palmer on 0416 153 471 or Patrick Power on 0455 721 304 at The Property Shop to arrange your inspection today.

Price : \$ 470,000
Land Size : 38.3 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7275996>



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