



the property shop



**146 Roberts Road Mudgee NSW**

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'Hillview' - an exceptional rural lifestyle property situated on close to 100 acres, packed with fun and adventure or just a peaceful relaxing escape. If it's a permanent move to the country or a tranquil rural escape this property has something for everyone.

**Price** : \$ 840,000  
**Land Size** : 38.75 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7302600>

**HOME:**

- Light and spacious 3-bedroom, 2 bathroom family home
- Relaxed, inviting living spaces and huge outdoor entertaining deck with sensational views
- Modern well-appointed kitchen and bathrooms
- Main bedroom with ensuite and walk-in robe
- Outside has it all, your very own tennis court and several shady outdoor entertaining areas to sit and relax
- Established private gardens boasting fruit trees and healthy veggie patches
- Additional studio/annex with power perfect as a home office, games room or extra space for guests



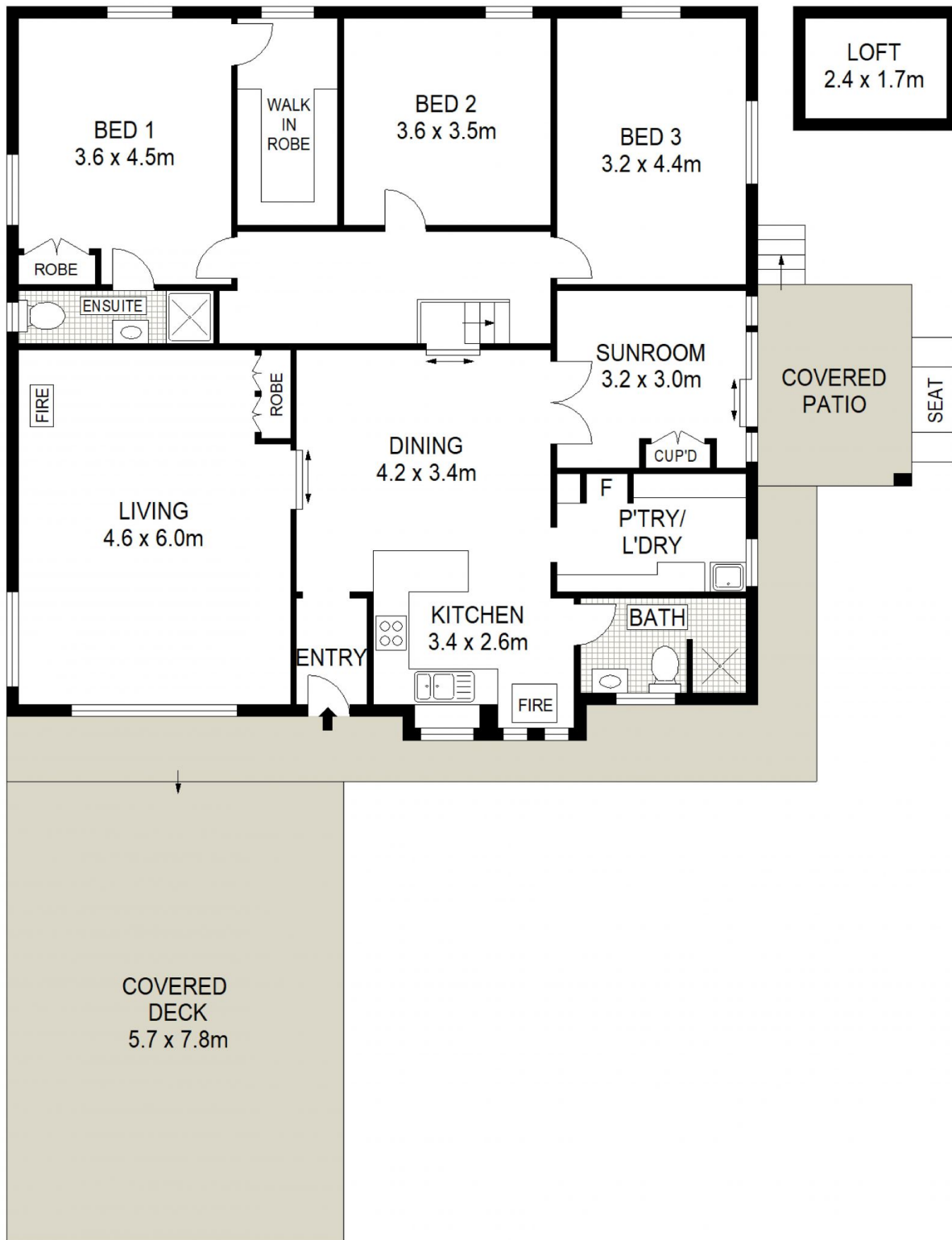
**Andrew Palmer**  
02 6372 2222



**Patrick Power**  
02 6372 2222

**INFRASTRUCTURE:**

- Mains power plus 5kw solar power system
- Tennis court, shady outdoor entertaining areas and established gardens



146 ROBERTS ROAD

GRATTAI



Floor plans and rooms sizes are indicative only



