



91 Nimoola Road Mudgee NSW

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Situated in a peaceful rural lane just 30km from Mudgee this 3 bedroom residence is perfectly positioned on 10.11ha or 25 acres approx.

This home truly delivers the comforts and ease of rural living, whilst leaving an opening to add value and reap the rural rewards.

- Generous master bedroom, with triple built in robes, split A/C system with French style doors opening on to north facing verandah
- Additional; two good size bedrooms, one with built in robe and both with French style doors opening onto verandah
- Country style kitchen with polished timber floors, large gas cook top and loads of storage
- Light filled family living room, with new carpet, french doors and plenty of room for the whole family .
- Main family bathroom with all the essentials
- Climate control is catered for with a new woodfire heater and 2 split A/C air conditioning system
- Fully fenced into 2 main paddocks offering room for a diverse small farm animals
- Natural bushland and picturesque rock formations

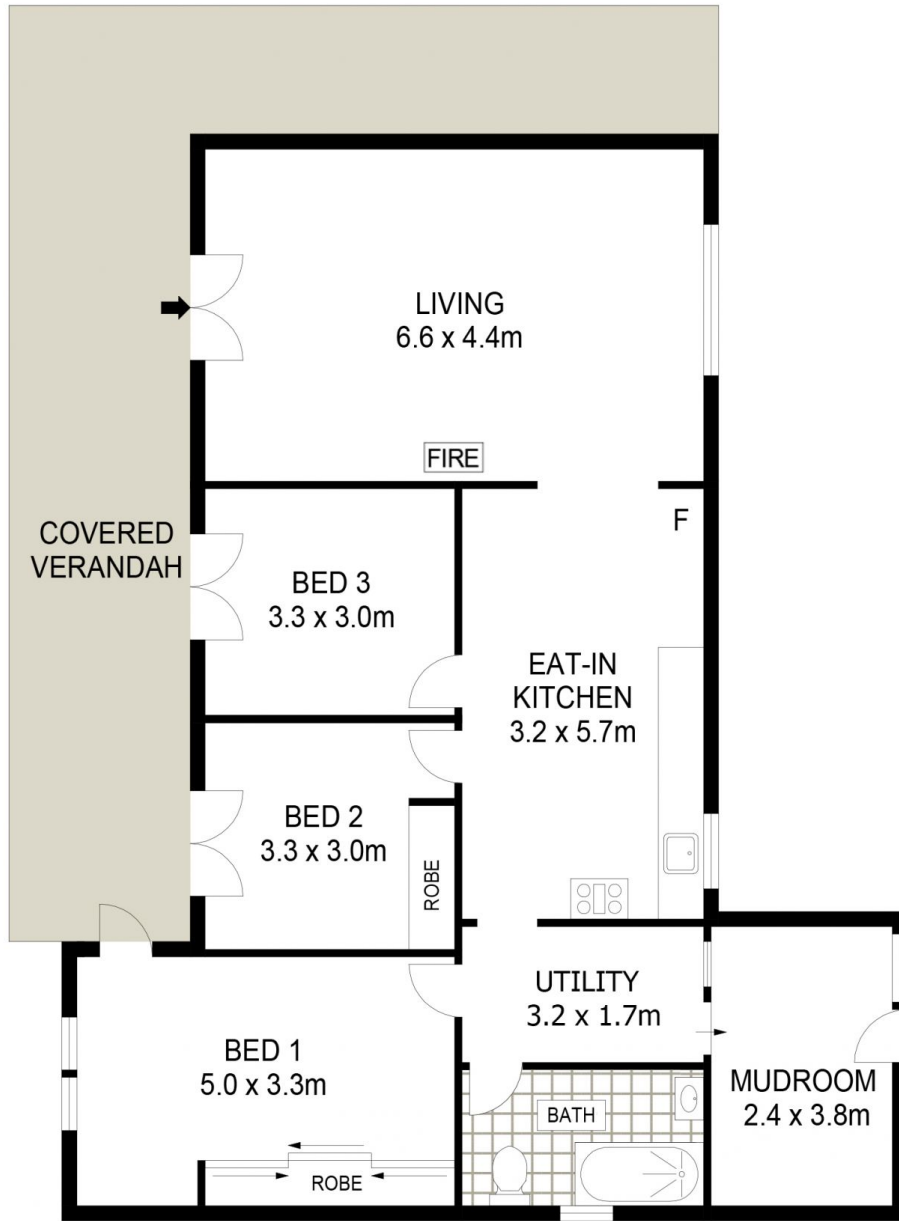
Price : \$ 650,000
Land Size : 10.11 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7314756>



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91 NIMOOLA ROAD

COOKS GAP



Floor plans and rooms sizes are indicative only