



261 Kains Flat Road Kains Flat NSW

3 2 10

Showcasing an exemplary well-established small farm holding, offering approx. 318 acres (129HA) of open grazing country with the perfect mixture of shaded gums. Located a short 20 minute drive from Mudgee CBD boasting a large family home, excellent infrastructure and secure water. This is a rare opportunity to secure such a well established holding on large acreage just moments from towns convenience.

- Open plan living area incorporates high ceilings & unrestricted rural views
- Approx. 5-year-old, steel frame house
- Impressive kitchen features unique timber finishes, walk in pantry and updated appliances
- Main bedroom offers generous walk-in robe & ensuite
- Two additional bedrooms each with ceiling fans and ample storage
- Modern and well-appointed bathroom as well as internal laundry
- Enjoy outdoor living on a north facing verandah or entertain under a large covered alfresco easily accessible through sliding doors.
- Stay comfortable year-round with wood fire, ceiling fans &

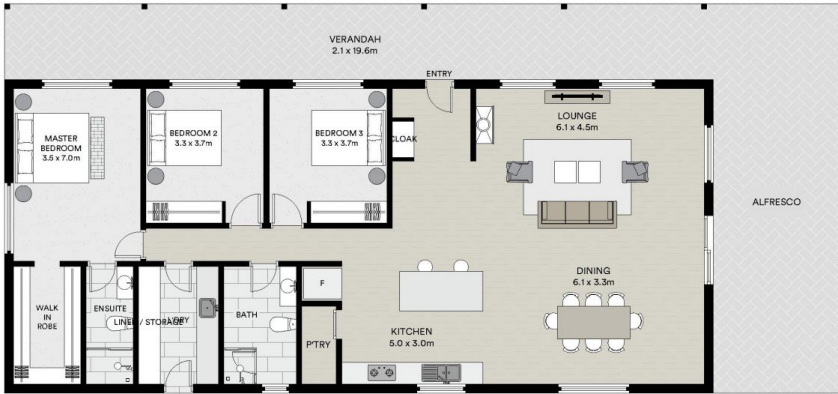
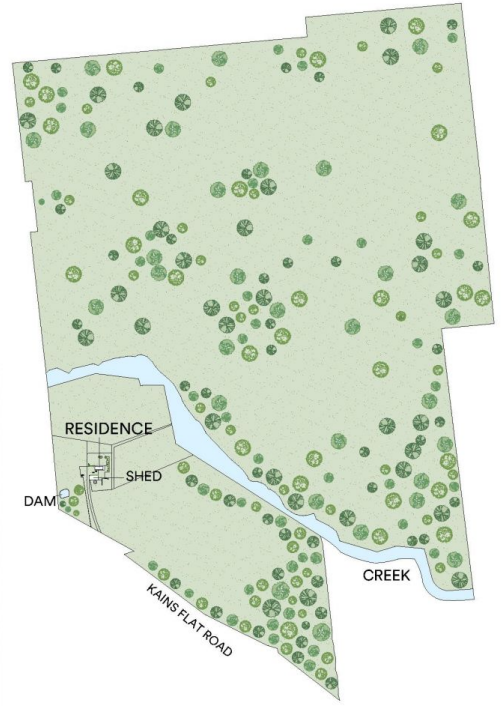
Land Size : 129 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/kains-flat/residential/acreage/esemirural/7416193>



Alyse Pilley
02 6372 2222



Annie Christensen
02 6372 2222



0 2 4 6 8 10 INTERNAL AREA : 156 M²
LAND AREA : 318 Acres

All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.