



**78 Anderson Road Mudgee NSW**

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Nestled in a serene and secluded pocket in our Mudgee Region, 78 Anderson Road presents a rare opportunity to secure a picturesque country cottage, just 25 minutes from Mudgee's township. Boasting 28 sprawling acres surrounded by stunning escarpment and rolling hills, this property is perfect for those looking for their very own private slice of paradise.

**Price** : \$ 645,000  
**Land Size** : 11.36 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7562030>

- Sweet and comfortable three-bedroom cottage
- Original hardwood floors and vaulted ceilings create a homely feeling throughout
- Functional kitchen with original fuel stove and ample storage
- Wood heating and reverse cycle air conditioning
- Expansive entertainers deck with exceptional views, the perfect place for a BBQ with family & friends
- Additional accommodation comprises of a single-room sleepout
- 11.36ha of elevated and picturesque country situated in a secluded valley
- Back to grid, 5kw Solar System equipped with 24 x panels
- 3 x dams along with 120,000L of fresh water storage
- Expansive shedding, power connected and workshop +

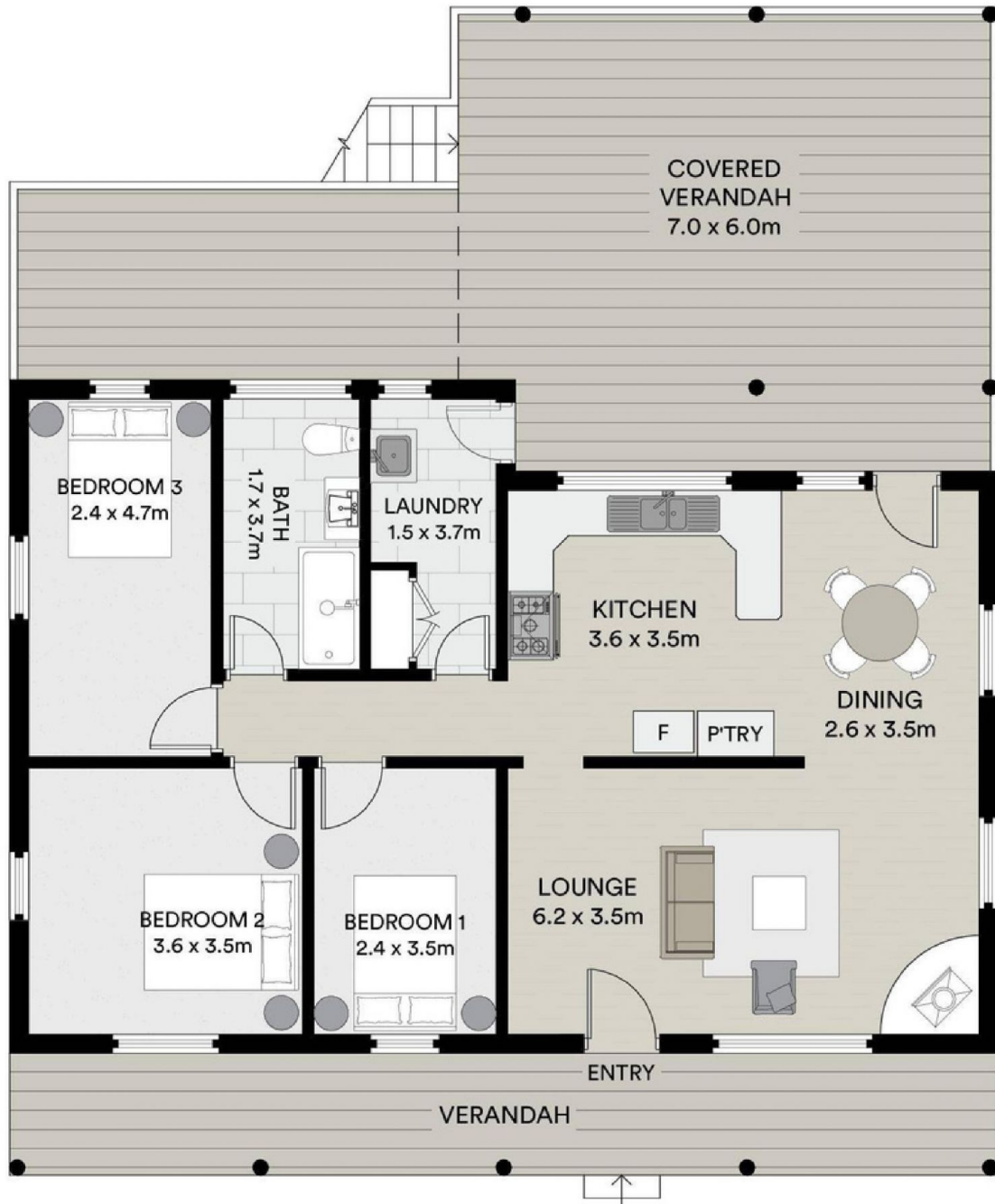


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