



## 45 Hadabob Road Mudgee NSW

Idyllic rural lifestyle properties don't come up often, especially within 15 minutes of Mudgee. Take advantage of securing 13.63ha (approx. 33.6 acres) lifestyle block. This property offers the perfect opportunity to build your dream home or weekend escape.

- 13.63ha (approx. 33.6 acres) block containing both clear undulating and timbered land
- Under 15 minutes from town and approx 16kms from Mudgee CBD
- Dwelling entitlement to build your dream home or create the perfect weekend getaway
- Great panoramic north-facing views, perfect spot to build your dream home
- Majestic rock formations
- Mudgee red granite quarry
- Power running across the front of the block, mail delivery and phone service
- Additional notes: Fenced on three sides, large unequipped well, mostly tar road until the last 300 meters approx. of dirt to the front of the property.

This property is a truly amazing lifestyle property, offering

**Price** : GUIDE \$490,000  
**Land Size** : 13.63 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7571223>



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