



83 Iron Barks Road Mudgee NSW

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This 9.96ha property features a charming 3-bedroom cottage, surrounded by serene countryside. Enjoy a cozy interior, picturesque views, and ample outdoor space for activities.

- North facing 3 bedroom cottage
- Freshly painted throughout
- Flooring has recently been removed so that you can add your own touch
- Covered outdoor BBQ area
- Main power connected with solar panels to offset the bills
- Multiple sheds, plenty of space for the tools and toys
- Ample water with freshwater storage, bore and two dams fed by a spring running through the property
- Fully fenced and ready for stock
- Mostly cleared, flat land
- Easy drive only 25 mins to Mudgee and just up the road from the Cooyal Pub!

Price : \$ 620,000
Land Size : 9.96 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/acreagesemirural/7609936>



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Embrace tranquility and convenience in this peaceful retreat. Don't miss this opportunity for rural living at its finest!