



the property shop



**501 Campbells Creek Road Mudgee NSW**

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Nestled just 5km from the village of Windeyer and 33km from Mudgee is this fantastic lifestyle opportunity with frontage to Campbell's Creek. If you're looking for a weekend getaway or simply just a beautiful property to call home, you won't want to miss this!

**Price** : \$ 340,000  
**Land Size** : 1.26 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7617395>

- Offering a very comfortable two-bedroom cottage with mains power connected
- Kitchenette with freestanding electric cooktop and ample storage
- Combined bathroom & laundry
- Stay comfortable year-round with wood-fire heating and air-conditioning
- 1.26 hectares of gently sloping, low-maintenance land
- Frontage to Campbell's Creek & 80,000L of fresh water storage
- 20ft Shipping Container for added storage
- Dwelling Entitlement enabling you to build your dream home (STCA)
- Approx 300m of unsealed road to the property

A tranquil setting featuring space indoors and out this is the perfect oasis to escape and surround yourself with nature's



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