



## 106 Saleyards Lane Mudgee NSW

4 2 5

This remarkable property offers the perfect mix of land with the convenience of town living. This property is nestled on 2.8 hectares (7 acres approximately), boasting impressive features that are sure to captivate. The residency offers comfort, privacy and ample space for the entire family to enjoy right on the edge of Mudgee's bustling township.

- Family home offering four spacious bedrooms
- Expansive open-plan kitchen, dining, and living area, making the perfect space for all to enjoy
- Generously sized bathroom with separate w/c
- Stay comfortable year-round with wood-fire heating and air-conditioning
- Featuring an Olympic-sized tennis court plus a pool with an undercover outdoor area perfect for the entertainer
- Water is a feature with 100,000-litre rain water tank and fully equipped bore
- Save on electricity costs with a 6.6kW back to grid solar system
- Fully fenced into two paddocks, perfect for the horse enthusiasts with room for stables, arenas and more
- The ideal farm-let also suitable for sheep, cattle or the pet pony

**Land Size** : 2.81 ha

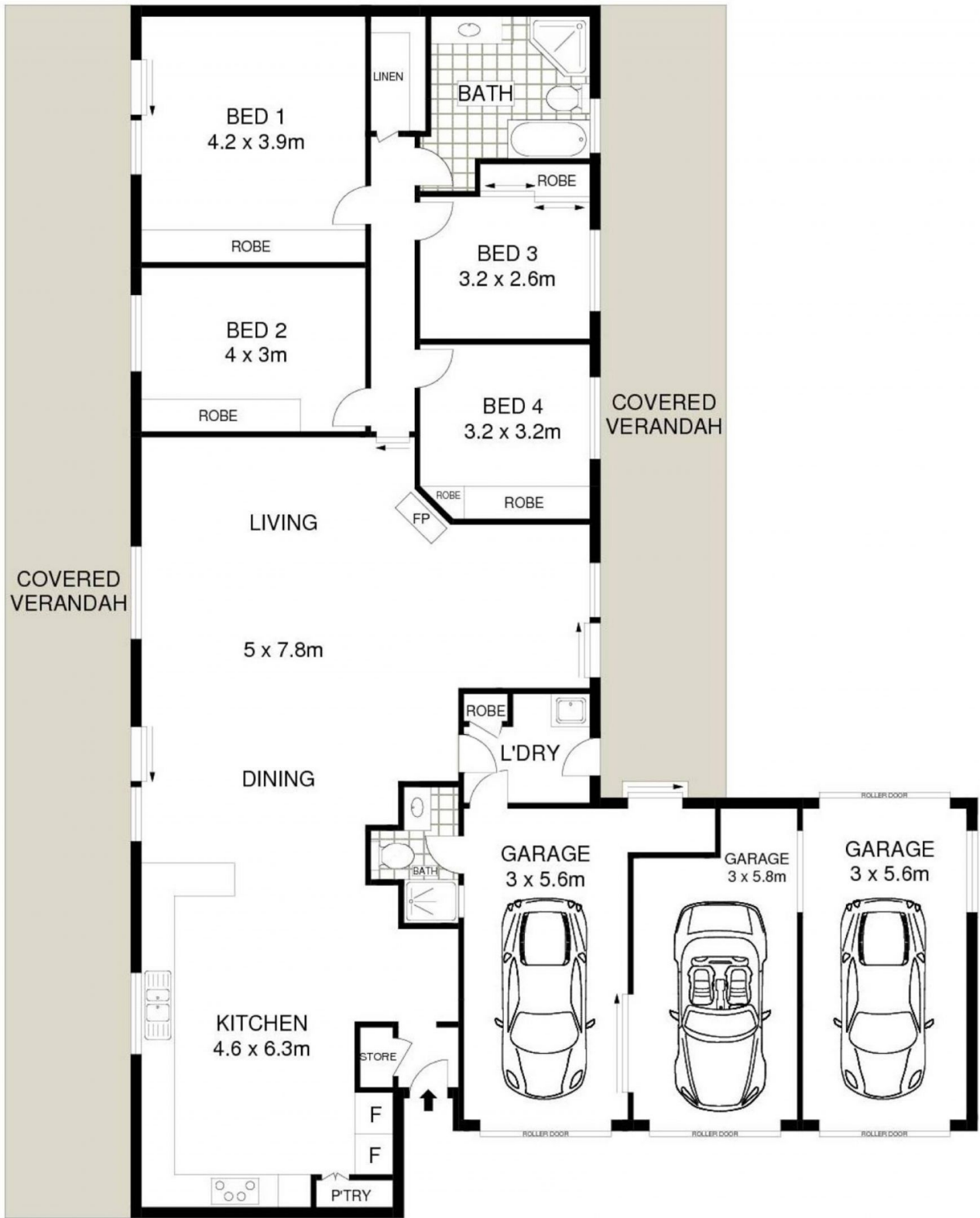
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7621915>



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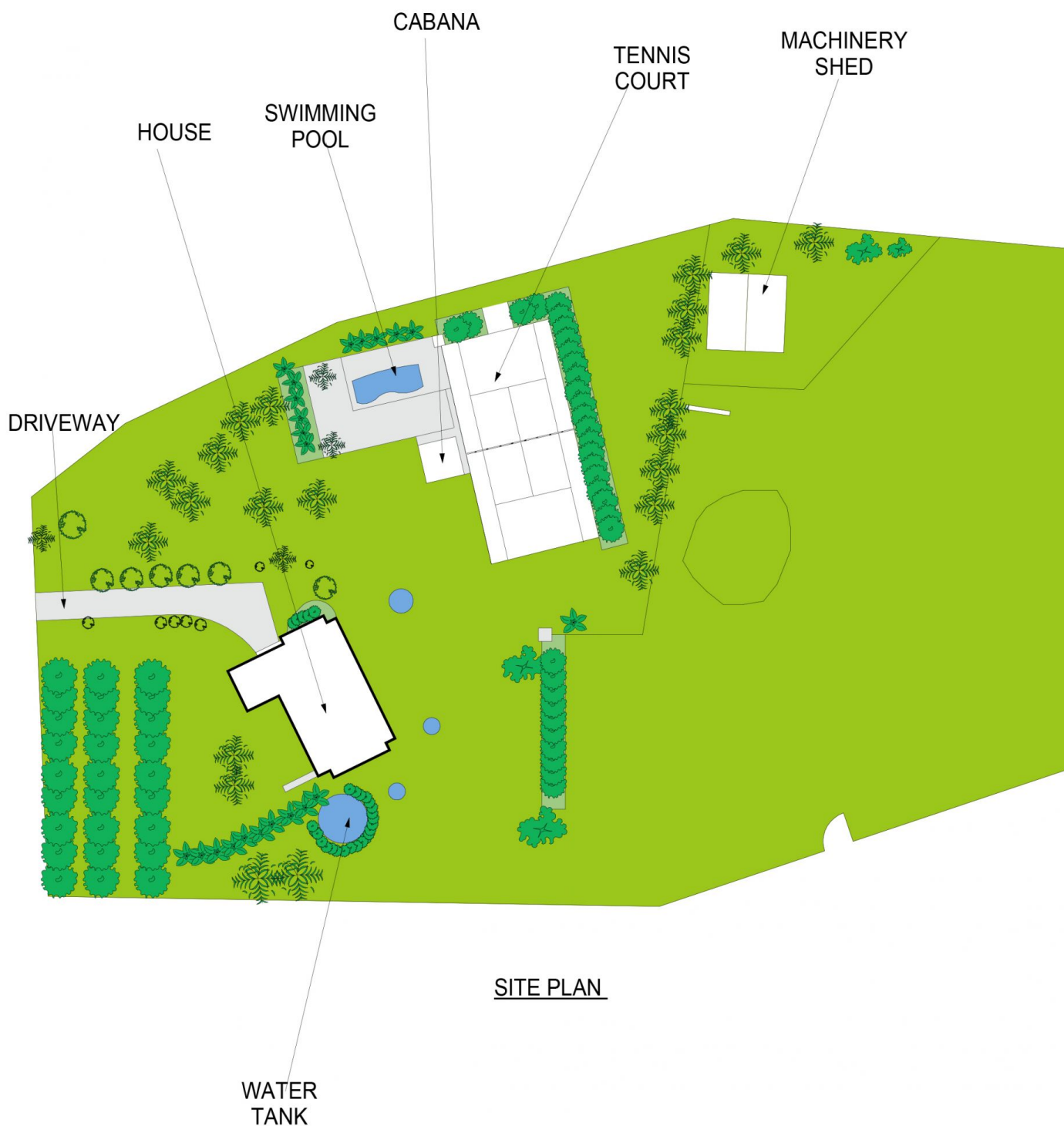


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MUDGEE



Floor plans and rooms sizes are indicative only



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MUDGEES



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