



**1935 Castlereagh Highway Mudgee NSW**

5 2 14

Perfectly positioned on a highly versatile 70 ha (172 acre) farm. This large energy efficient, 2013 built brick home, offers an opportunity to secure a prime acreage between Mudgee (19km) and Gulgong(10kms). Bitumen road frontage.

**Land Size** : 69.71 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7658710>

Inclusions: double glazed windows, 5kw solar system, 3 x Split system air conditioners, ceiling fans, woodfire and bio septic. Mobile coverage over entire property and unlimited data fixed wireless internet availability. 225,000 litre rainwater tank capacity.



**Sara Perry**  
**02 6372 2222**

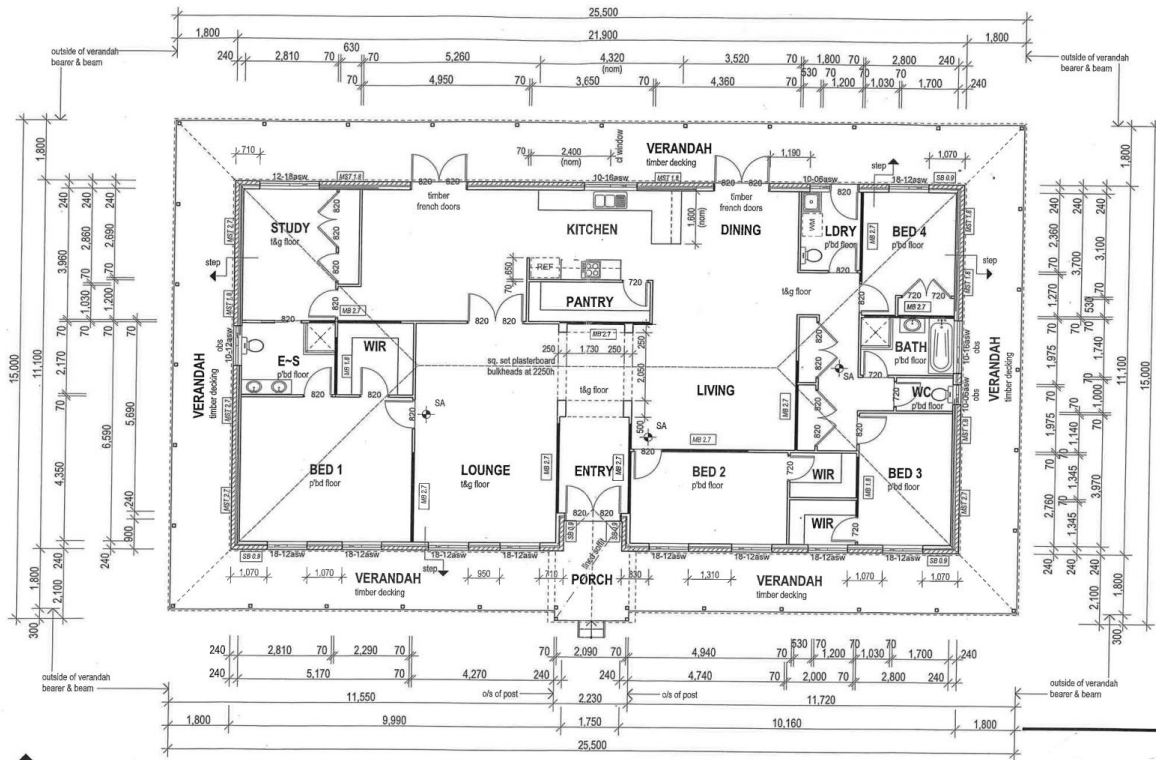


**Patrick Power**  
**02 6372 2222**

4 x large bedrooms plus study/5th bedroom, 3 with walk in robes. 2.7m ceilings. Timber flooring a feature in multiple living areas. New bathroom and ensuite. Kitchen offers gas cooking with walk in pantry. Alfresco entertainment area overlooking the property.

**Shedding**

- 24m x 7m machinery shed with 2 bays enclosed and power
- 15m x 9m machinery shed with power. Horse day yards and wash bay attached



**GROUND FLOOR PLAN 1:100**

ALL STEPS & LANDINGS BY OTHERS TO COMPLY WITH PART 3.9 OF BCA REFER TO DETAILS BY OTHERS

ALL FRENCH DOORS TO BE FITTED WITH COLONIAL BARS  
ALL WINDOWS TO BE DOUBLE GLAZED & FITTED WITH NYLON SCREENS

SA DENOTES SMOKE ALARMS COMPLYING WITH AS 3786 - CONNECTED TO MAINS POWER. POSITIONS INDICATED ARE NOMINAL ONLY AND ARE TO BE VERIFIED ON SITE.

| EXTERNAL WALL COMPOSITION |          |
|---------------------------|----------|
| 90MM                      | = STUD   |
| 40MM                      | = CAVITY |
| 110MM                     | = BRICK  |
| 240MM                     | = TOTAL  |

BRACING NOTES REFER WDS

THE BUILDER SHALL PROVIDE ALL FLASHINGS WEEPHOLES, DPC'S, CAPPINGS ETC THAT MAY BE REQUIRED BY THE BCA & TO MAKE THE ENTIRE WORKS WATERTIGHT. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE BCA

WINDFORCE = 43 kN  
RESISTANCE = MIN 43 kN

**GROUND FLOOR BRACING**  
DESIGN WIND CLASSIFICATION = N3

WINDFORCE = 88 kN  
RESISTANCE = MIN 88 kN