



## 190/1121 Ulan Road Mudgee NSW

Situated just 11km North of Mudgee's township this picturesque 10.12-hectare or 25 acres approx. property, is the perfect canvas to build your country home and live out your rural lifestyle dream.

- Expanding over 10 hectares (25 acres approx.) of level countryside
- Dwelling entitlement (STCA) with mains power nearby
- Choose from multiple house sites, all with stunning rural views
- Stunning Budgee Creek Frontage with semi permanent watering holes
- Tar road access perfect for a huge shed or storage yard
- 20 minutes to the Ulan mine area
- Ideal small farm for cattle, sheep, horses and cropping
- Securing land in this area is rare - don't miss your chance!

This sought-after and exclusive location is now available, presenting a fantastic opportunity that you won't want to miss. Act quickly before it's gone! Contact David Goldring on 0426 251 981 or Jessika Weatherall on 0488 386 493 today to arrange your inspection!

**Price** : GUIDE \$700,000-\$750,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7671063>



**David Goldring**  
02 6372 2222



**Jessika Weatherall**  
02 6372 2222

