



## 100 Triamble Road Mudgee NSW

4 1 2

Escape the hustle and bustle and embrace the serenity of rural living just 38 km from Mudgee and a mere 2 km from the historic village of Hargraves. This idyllic property offers 45 acres (approx.) of picturesque terrain, combining open cleared grazing land and enchanting timbered country fronting Dalys creek. Ideal for those seeking a weekend retreat, downsizing, or entering the property market for the first time, this property offers versatile living options to suit your lifestyle.

- Cozy four-bedroom cottage provides a comfortable residence
- Well-appointed bathroom with all the essentials
- Wide covered verandah for outdoor entertaining
- Wood fire heating to stay warm during the colder months
- Off grid solar system with back up generator - You won't pay electricity bills again
- Immerse yourself in the beauty of nature with a blend of open and timbered land with seasonal creek.
- Ample water supply with plenty of fresh water storage, Dalys Creek Frontage and 2 dams, perfect for running livestock
- Fully fenced into three separate paddocks

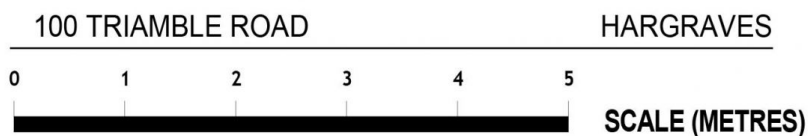
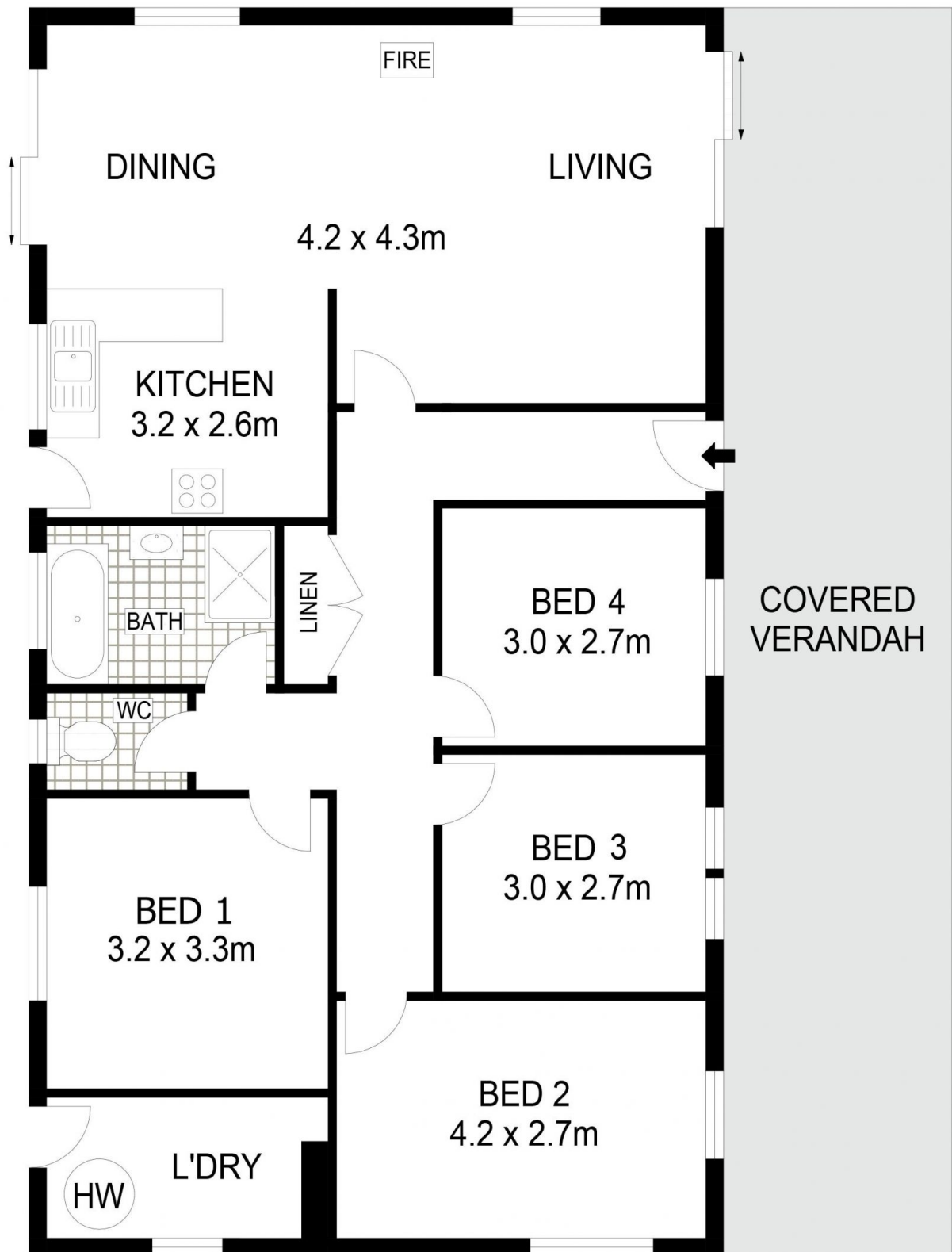
**Price** : \$ 600,000  
**Land Size** : 17.48 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7721581>



**Alyse Pilley**  
02 6372 2222



**Annie Christensen**  
02 6372 2222



Floor plans and rooms sizes are indicative only