



## 106 School Lane Mudgee NSW

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Situated just 11km North of Mudgee, this private country acreage offers a lot of features for the full time family or weekend escape.

- Modern, light filled kitchen overlooking the yard
- Multiple living areas and separate dining room ensuring space both inside and out
- Reverse cycle air conditioning, woodfire, gas heating and ceiling fans throughout
- Three bedrooms, two with walk in robes and main with ensuite
- Large entertaining deck overlooking the gardens
- Sturdy double carport adjacent to the house
- Separate studio/granny flat with kitchenette & bathroom, perfect for guest accommodation
- Lock up garage and additional carport
- Shed/workshop (approx 11mx6m) with 15 amp power connected
- Approx. 80,000L of tank storage, and two dams
- Level 7.2Ha (almost 18 acre) block, fully fenced with established trees

**Price** : \$ 970,000  
**Land Size** : 7.2 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7755456>



**Sara Perry**  
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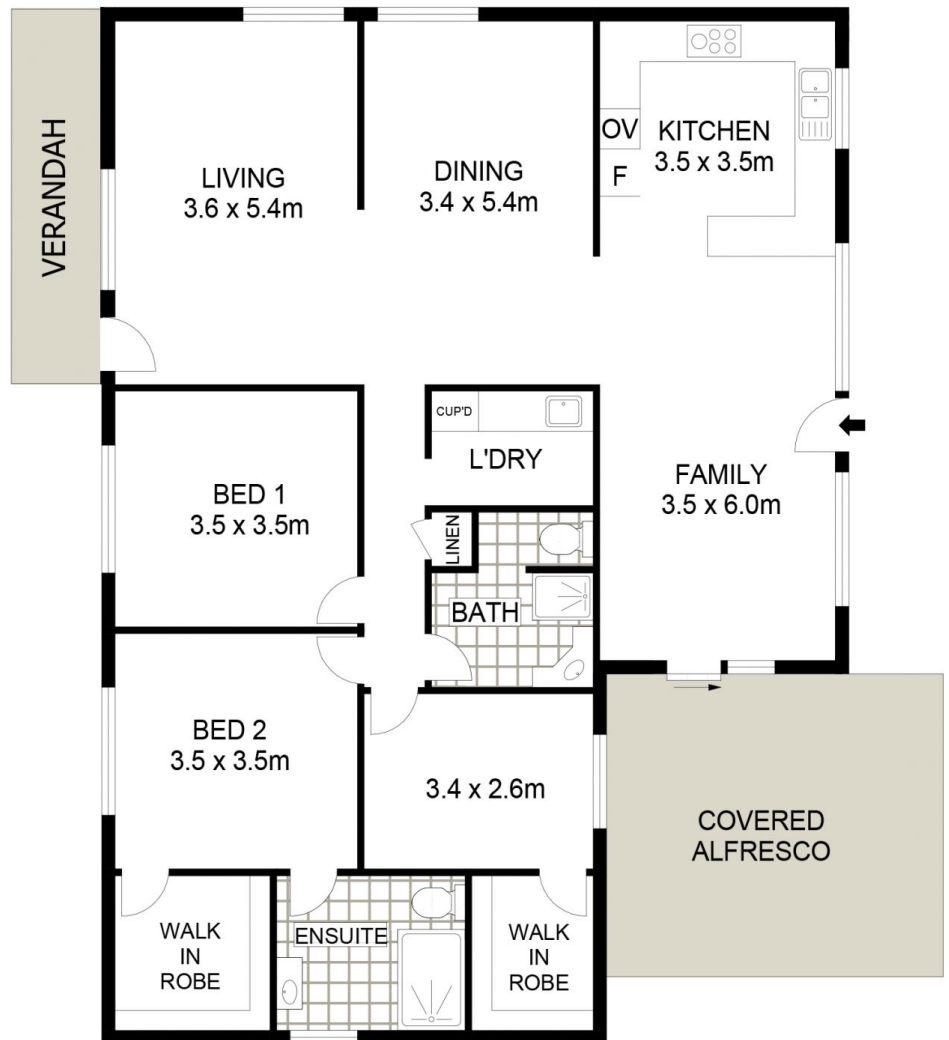
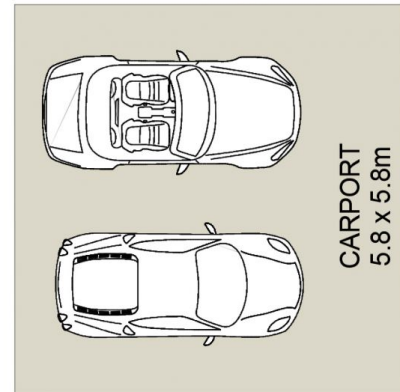
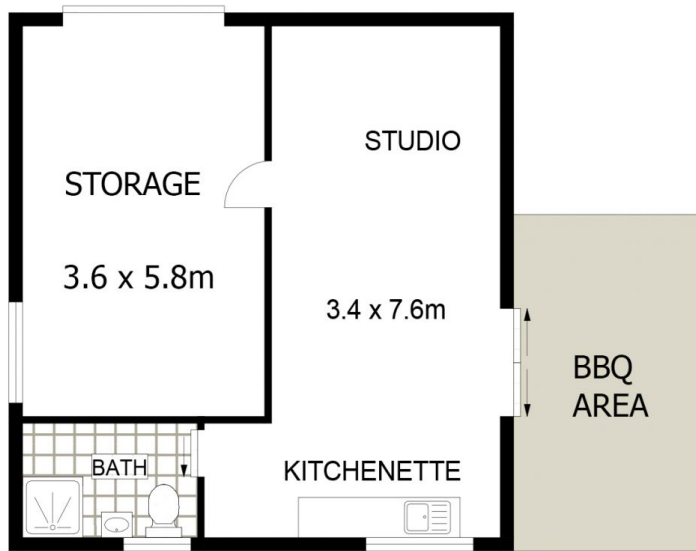


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For further details or to arrange an inspection contact Sara

<https://www.thepropertyshop.com.au>





106 SCHOOL LANE

BUDGEE BUDGE



Floor plans and rooms sizes are indicative only