



## 152 Windeyer Road Mudgee NSW

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This remarkable property offers an exceptional chance to acquire a charming, country cottage situated only 20-minutes from the heart of Mudgee's CBD. Nestled amidst the idyllic backdrop of Mudgee's rolling hills, this property encompasses approximately 11 hectares of land. It's an ideal retreat for those in search of their exclusive haven in a tranquil paradise.

- Generous main bedroom, showcasing personal fireplace and built in robes
- Additional two bedrooms, one with a built-in robe and ceiling fans
- Spacious light filled family living area, featuring woodfire heating for those chilly nights
- Country style kitchen with designated dine in meals area
- Well-appointed bathroom with all the essentials
- Multiple covered entertaining areas overlooking established manicured gardens
- Water is a feature with Grattai creek frontage, equipped bore, 4 dams and 90,000L approx. rainwater storage
- Stunning 11.5ha of countryside with history of paster improvement, fully fenced and offering 4 main paddocks
- Suitable for cattle, sheep, cropping and horses or

**Price** : \$ 770,000  
**Land Size** : 11.5 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7776979>

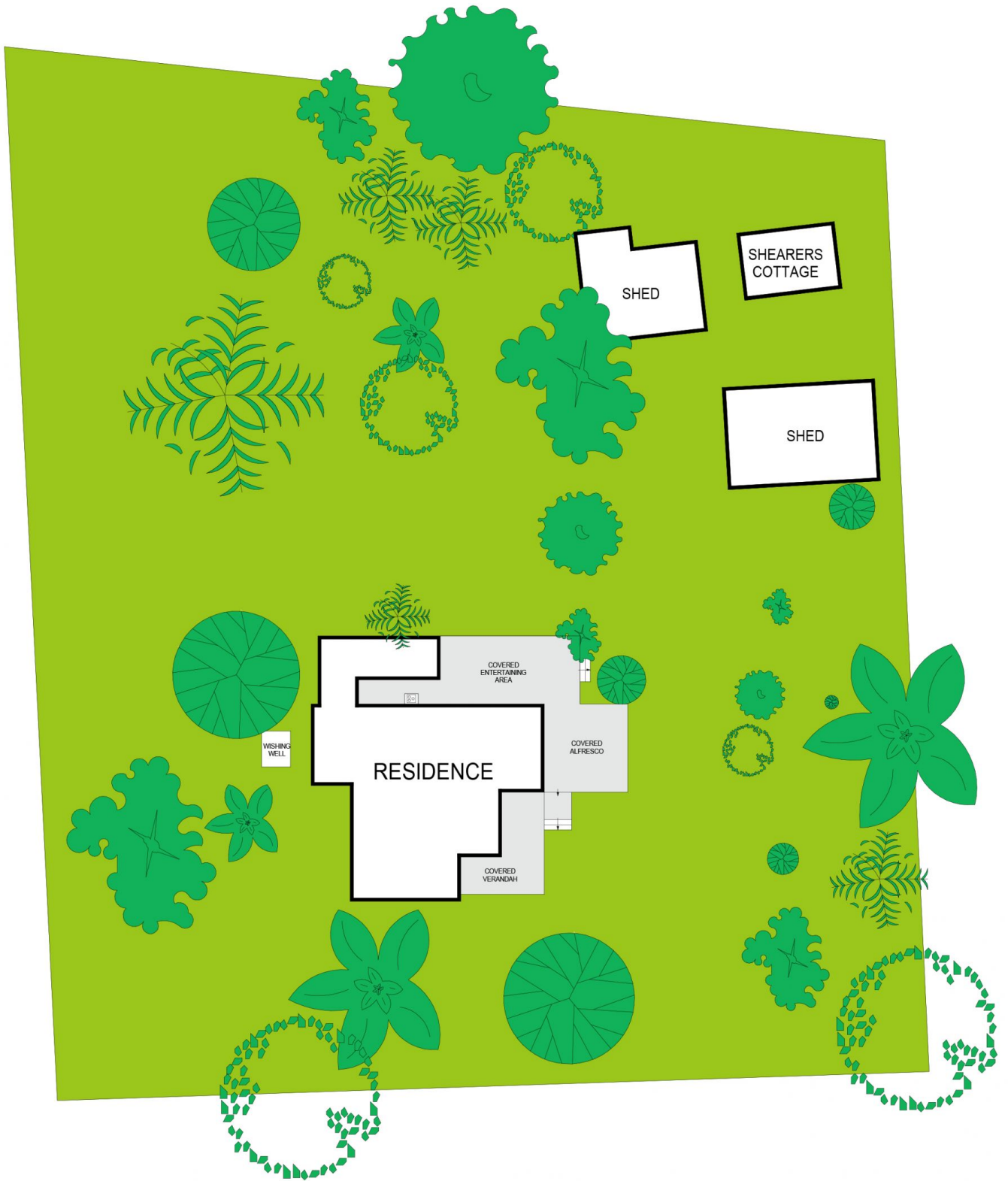


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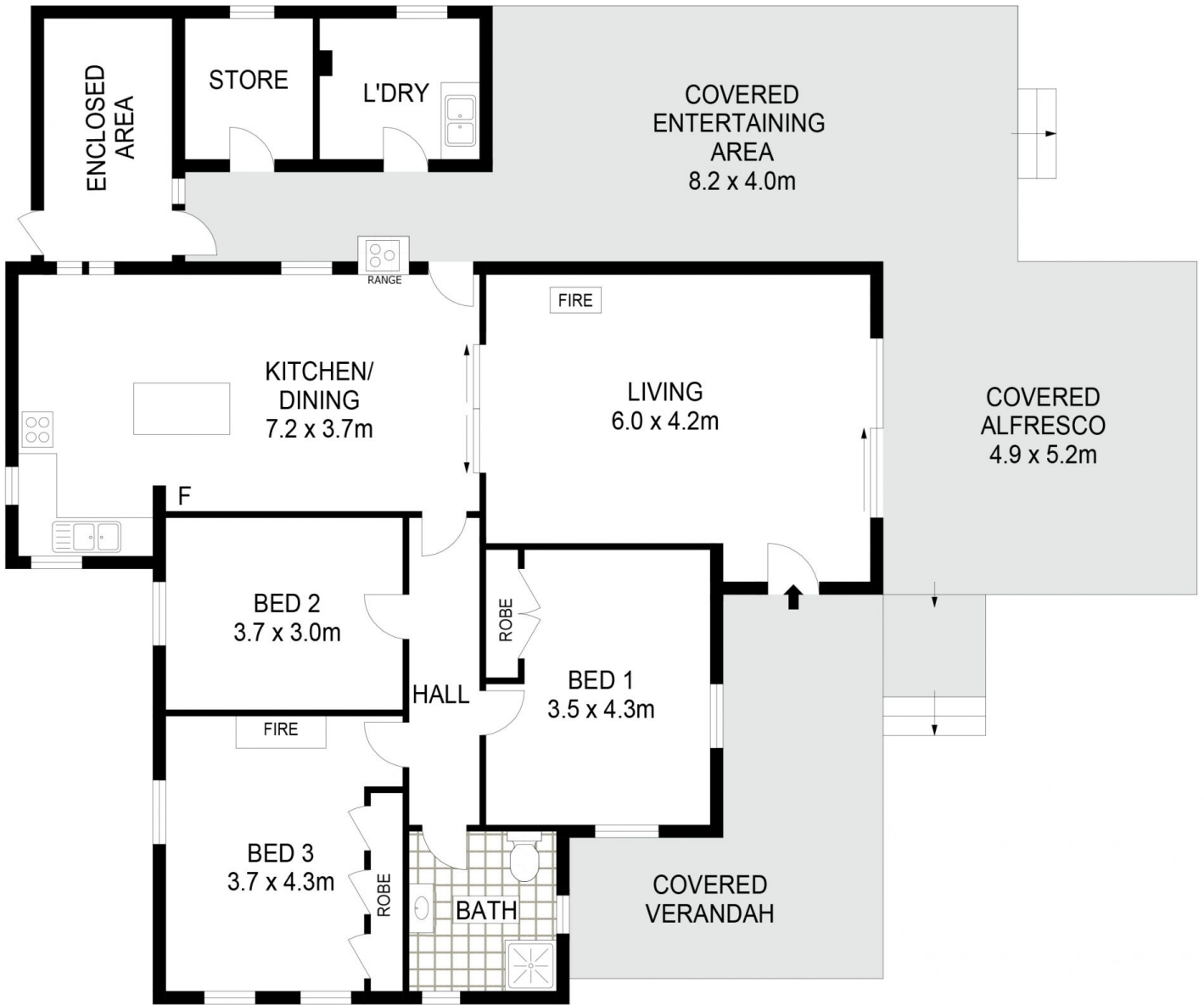
SITE PLAN (NOT TO SCALE)

164 WINDEYER ROAD

GRATTAI



Floor plans and rooms sizes are indicative only



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GRATTAI



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