



**272 & 277/1702 Windeyer Road Mudgee NSW**

Nestled on a sprawling 18.62 ha approx. of flat and arable land, this remarkable property presents a unique opportunity to embrace the serene charm of rural village living. Offering an idyllic haven for your very own permanent home, weekender, or hobby farm, conveniently located just 30 minutes from Mudgee's bustling CBD.

- 18.62HA or 46 acres (approx.) parcel of flat and arable land for endless opportunities
- 3 dams perfect for livestock or recreational use
- Mains power close by, Telstra phone service & tar road frontage
- Fully fenced into four paddocks
- Offers dwelling entitlement to build your dream home (STCA)
- Large dam & rainwater storage
- Positioned on two separate titles

Delivering exceptional value with the potential for future improvements. This property provides the perfect blank canvas for a dream build, small hobby farm, weekend getaway. To arrange your own private inspection contact Alyse Pilley on 0421 648 155 or Annie Christensen on

**Price** : OFFERS OVER \$350,000  
**Land Size** : 18.62 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7784389>



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