



## 1446 Yarrabin Road Mudgee NSW

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Discover the serenity of rural living just a short 25-minute drive from Mudgee. Featuring a charming 2-bedroom cottage, surrounded by serene countryside. Whether you're in search of a peaceful countryside escape, a lifestyle property, or the perfect place to call home, this property has a lot to offer.

- Spacious two-bedroom cottage, perfectly situated on 49ha approx. of timbered countryside
- Light filled open plan, kitchen, dining and living area rural views
- Climate control is catered for with split air-conditioning and woodfire heating
- Bathroom with shower and vanity, plus outhouse
- Multiple undercover entertaining area ideal for entertaining or serenity check
- Water is catered for with Leaning Oak creek frontage, two dams plus 15,000L of fresh rainwater storage
- Perfect for horse riding, motor bike riding, hunting and shooting

Bonuses include tar road access, mains power, olive trees, shipping container, mobile phone reception and mail

**Price** : \$650,000  
**Land Size** : 49 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7791627>



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