



## 41 Rockford Lane Mudgee NSW

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Nestled discreetly amid charming hills and valleys, this unique country cottage offers 41.53 hectares of land and features frontage to the serene Leaning Oak Creek, you have stumbled upon the quintessential lifestyle sanctuary!

### Main Weekender:

- Two-bedroom cottage comprising of two spacious bedrooms
- Country kitchen with gas cooktop and plenty of storage
- Two wood fireplaces & split-system air-conditioning throughout to stay comfortable all year-round
- \* Please note, the roof is in need of repair and replacement

### Land:

- Situated 28km from Mudgee & 12km to Cudgegong River Holiday Park at Lake Burrendong
- Two dams, along with frontage to Leaning Oak Creek amongst the 41.53 hectares (102 acres)
- Enjoy a mixture of rolling hills with stunning views overlooking the property & arable land towards the front of the block, ideal to run some stock or horses

### Infrastructure:

**Price** : \$ 560,000  
**Land Size** : 41.53 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7807331>



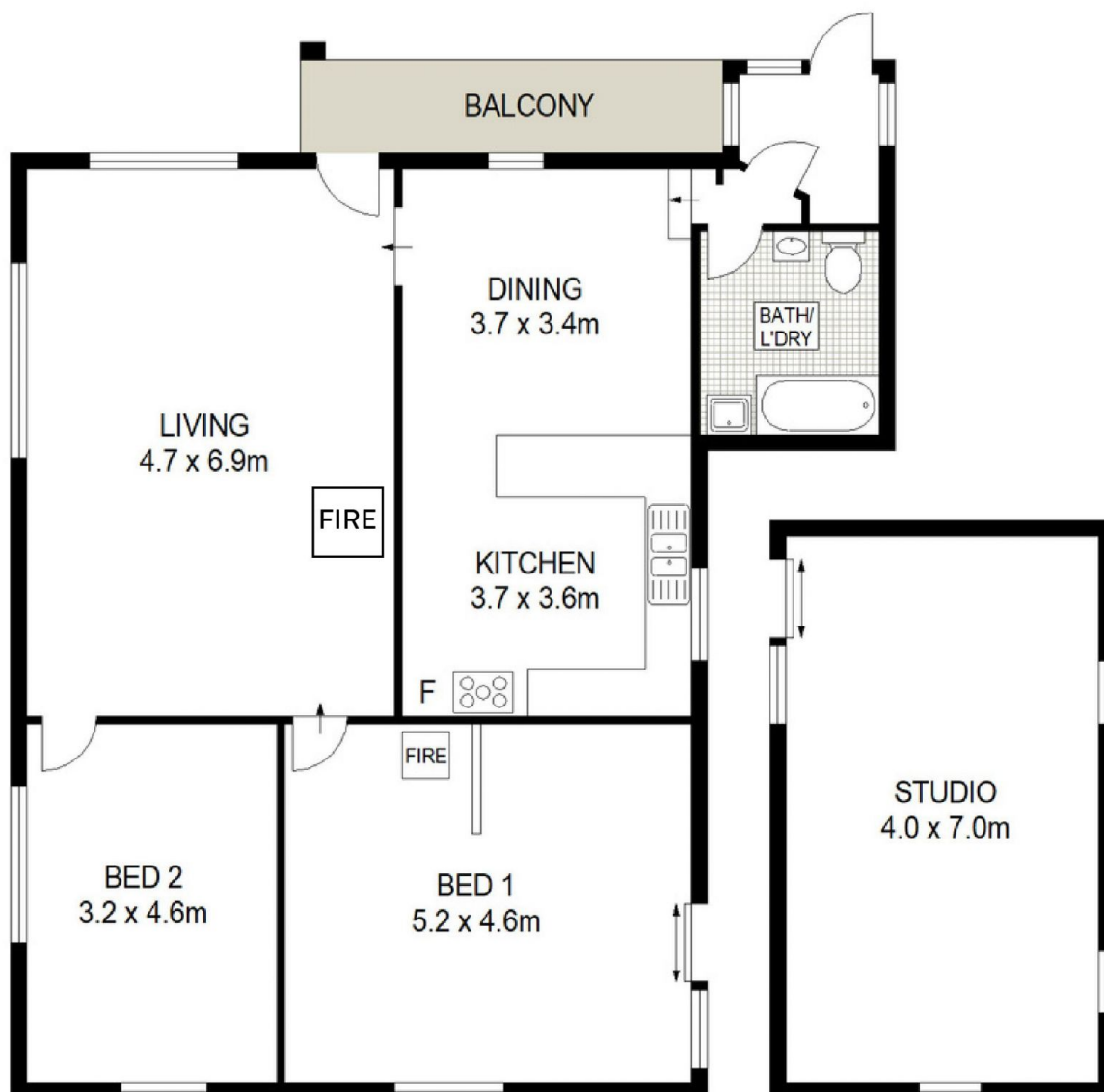
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GROUND LEVEL

41 ROCKFORD ROAD

YARRABIN



Floor plans and rooms sizes are indicative only