



## 1127 Bocoble Road Mudgee NSW

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Conveniently located just a 25-minute drive from Mudgee on the Sydney side, this charming weekend retreat is nestled on a sprawling 12 hectares (approximately 29 acres) of picturesque land. This property presents a fantastic opportunity to add value and reap the rewards.

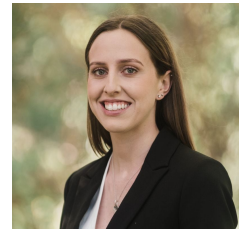
- Intimate 2-bedroom cabin featuring an integrated kitchen, dining, and living space, complemented by a wood fireplace (cabin is not council approved)
- Dwelling entitlement available (S.T.C.A)
- 12HA (29 acres approx.) of mainly cleared land with some shade timber
- Rainwater storage plus 2 dam available
- Perfect weekend getaway to relax & enjoy rural lifestyle activities
- Suitable for small-scale grazing & lifestyle use only
- Reliable mobile phone reception and prompt mail delivery services are readily available

Get away from the hustle & bustle of city life and purchase your own private rural retreat offering fresh air, family outdoor activities & a stress free environment. To arrange your own private inspection contact David Goldring on

**Price** : \$ 380,000  
**Land Size** : 12.03 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7821589>



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