



### 366 Erudgerie Lane Erudgerie NSW

Situated just 14 kilometers from the outskirts of Mudgee town, this expansive 200.2-hectare (494 acre) property features lush grazing areas and fertile soils. The potential for this parcel of land is as boundless as the captivating locale it presents.

- 200.2 hectares of expansive cultivation flats to undulating grazing land
- Approximately 29 hectares or 71 acres approx of high-quality cultivation land
- Water is catered for with 4 dams, 2 springs and Spring Creek frontage
- Dwelling entitlement (STCA) with exceptional home sites perfect for building your dream residence with sweeping northerly aspects of district views
- Fully fenced into 6 main paddocks with good to excellent fencing
- Prospective opportunities for future subdivision, subject to council approval (STCA)
- Tranquil lane setting with year-round accessibility, with power available to the property

[For full version visit the website](https://www.thepropertyshop.com.au)

**Type** : Rural  
**Price** : \$ 1,634,000  
**Land Size** : 200.2 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/erudgerie/residential/rural/7831528>



**David Goldring**  
02 6372 2222



**Jessika Weatherall**  
02 6372 2222

