



366 Erudgere Lane Mudgee 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

Rarely does the Mudgee district see the availability of

Price : GUIDE \$1,700,000
Land Size : 200.2 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7831528>



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