



**1734 Ulan Road Mudgee NSW**

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Discover rural living at its finest with this exceptional and productive 40ha (100 acre) property situated just 18kms north of Mudgee.

Abundant and secure water is a feature of the property with a gentle north east slope , stunning regional views, established olive grove and a quaint and comfortable 2 bedroom cottage.

Suitable for dual-occupancy with excellent building sites for an additional home. If you are looking for a weekend escape, excellent rural investment or permanent rural living, this is the ideal rural lifestyle property.

- Rare 40ha (100acre) productive farm in close proximity to town
- Secure water supply with an exceptional spring fed dam, additional dams and approximately 30,000L of fresh water storage
- Established olive grove with over 1400 trees and mix of farming and grazing country with stands of established trees
- Quaint and comfortable 2 bedroom cottage with wrap

**Price** : OFFERS OVER \$1,275,000  
**Land Size** : 41.09 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7855246>



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