

## 1232 Henry Lawson Drive Mudgee NSW

This extraordinary property presents a unique opportunity to secure an enchanting country cottage, conveniently located just a brief 15-minute drive from the bustling heart of Mudgee's central business district. Set against the picturesque panorama of Mudgee's undulating hills, this property spans approximately 10.12 hectares of land. A perfect sanctuary for those seeking an exclusive haven in a serene paradise.

- Master wing with walk in robe and en-suite plus personal lounge area

- Additional three bedrooms all with built in robes
- Open plan living and kitchen area filled with natural light

- Large, covered alfresco area well suited to the perfect entertainer

- Utility room provided for with separate W/C and shower plus personal sauna room

- Climate control is catered for with ducted reverse air-conditioning and woodfire heating

- Equipped bore with loads of fresh rainwater storage
- Double lock up shed with additional one bay machinery shed and double bay carport

- Stunning 10.12ha or 25 acres approx. of countryside, fully

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Price	:\$	855,000

Land Size : 10.12 ha

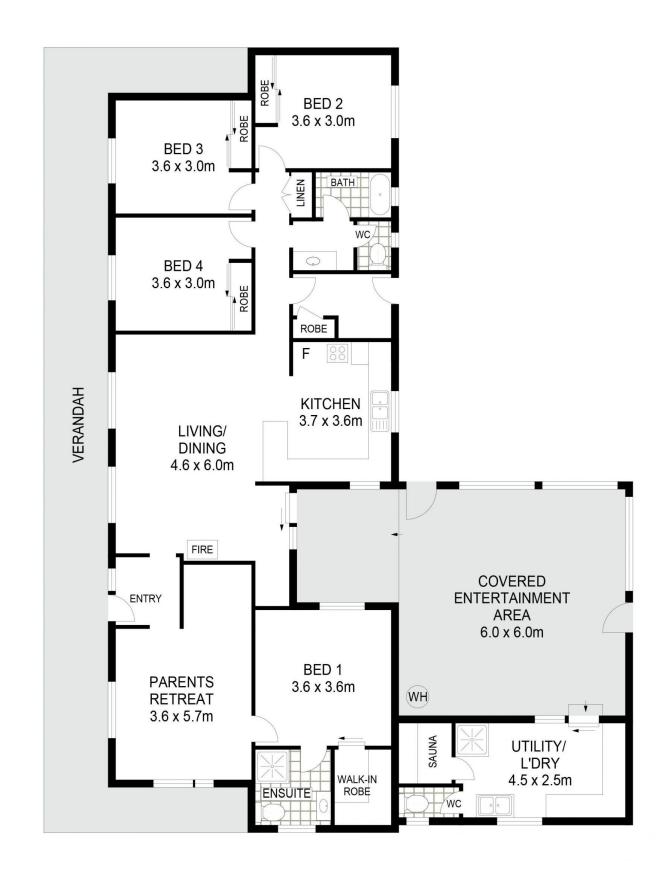
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Floor plans and rooms sizes are indicative only

