



### 318 Doughertys Junction Road Mudgee NSW

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Escape the frenetic pace of urban existence and acquire your personal rural sanctuary, providing a breath of fresh air, engaging family outdoor pursuits, and an environment free from the burdens of stress.

- Charming two-bedroom cabin harmonizing kitchen, dining, and living spaces, accentuated by a welcoming wood-burning fireplace
- Dwelling entitlement available to build your dream home (S.T.C.A)
- Expansive 11.54 hectares (28 acres) of predominantly cleared land adorned with pockets of shade timber
- Sheltered outdoor deck with captivating views of a fire pit and a tranquil dam
- Efficient yet uncomplicated solar power and wind turbine systems, with a provision for a backup generator if needed
- Fresh Rainwater Storage and two dams
- Securely enclosed property, fully fenced for privacy and peace of mind

Embrace an impeccable fusion of serenity and convenience within this tranquil retreat. Don't let this opportunity for the finest rural living pass you by! Contact

**Price** : GUIDE \$460,000 - \$490,000  
**Land Size** : 11.54 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7875848>



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