



## 2/738 Kaludabah Road Mudgee NSW

Located in the sought after Kaludabah farming district with over 500m of Cudgegong River frontage this picturesque 97ha, rural lifestyle property offers the perfect mix of open grazing, natural bush with a little bit of cultivation.

Gently sloping country at the front rising to hills with spectacular views . Private and peaceful just 20km from Mudgee, it is the perfect place to build a dream home or just escape for blissful rural weekends.

- 97ha, picturesque countryside, magnificent views, close to town
- Dwelling entitlement - to build your dream home!
- 8 megalitre river water access right from Cudgegong River
- Approximately 25 acres sown to oats
- Perfect for small grazing, horses or just enjoying the bush
- Adjoining Block also for sale 100ha or 250 acres

Whether you're looking to embrace the tranquility of rural life or simply enjoy the serene beauty of Mudgee, this property is a must to inspect. Contact David Goldring on 0426 251 981 or Jessika Weatherall on 0488 386 493 to

**Price** : \$ 900,000  
**Land Size** : 97 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7877665>



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