



## 692 Cypress Drive Mudgee NSW

4 🏠 2 🚗 10 🚗

Offering an idyllic position nestled approximately 20 minutes from Mudgee, Gulgong & 10min approx to the mining precinct. This 10.12ha (25acre approx.) property is the perfect blend of tranquility and functionality.

- Offering 10.12 hectares (approx. 25 acres) of level timbered and clear land
- Expansive 4-bedroom home
- Open plan kitchen, dining and living area
- One of the two bathrooms has recently been renovated
- Stay comfortable year-round with woodfire heating, a split system air conditioner and ceiling fans
- Thoughtfully divided into 9 paddocks, each fully fenced
- Water is plentiful with 2 spring-fed dams with pump and trough system and approx. 100,000 litres of fresh water storage
- Boasting impressive infrastructure including triple bay machinery shed, 5 stables with irrigation, and two double garages
- Provides a flourishing vegetable garden and an orchard of fruitful trees

Whether you dream of a hobby farm, yearn for the

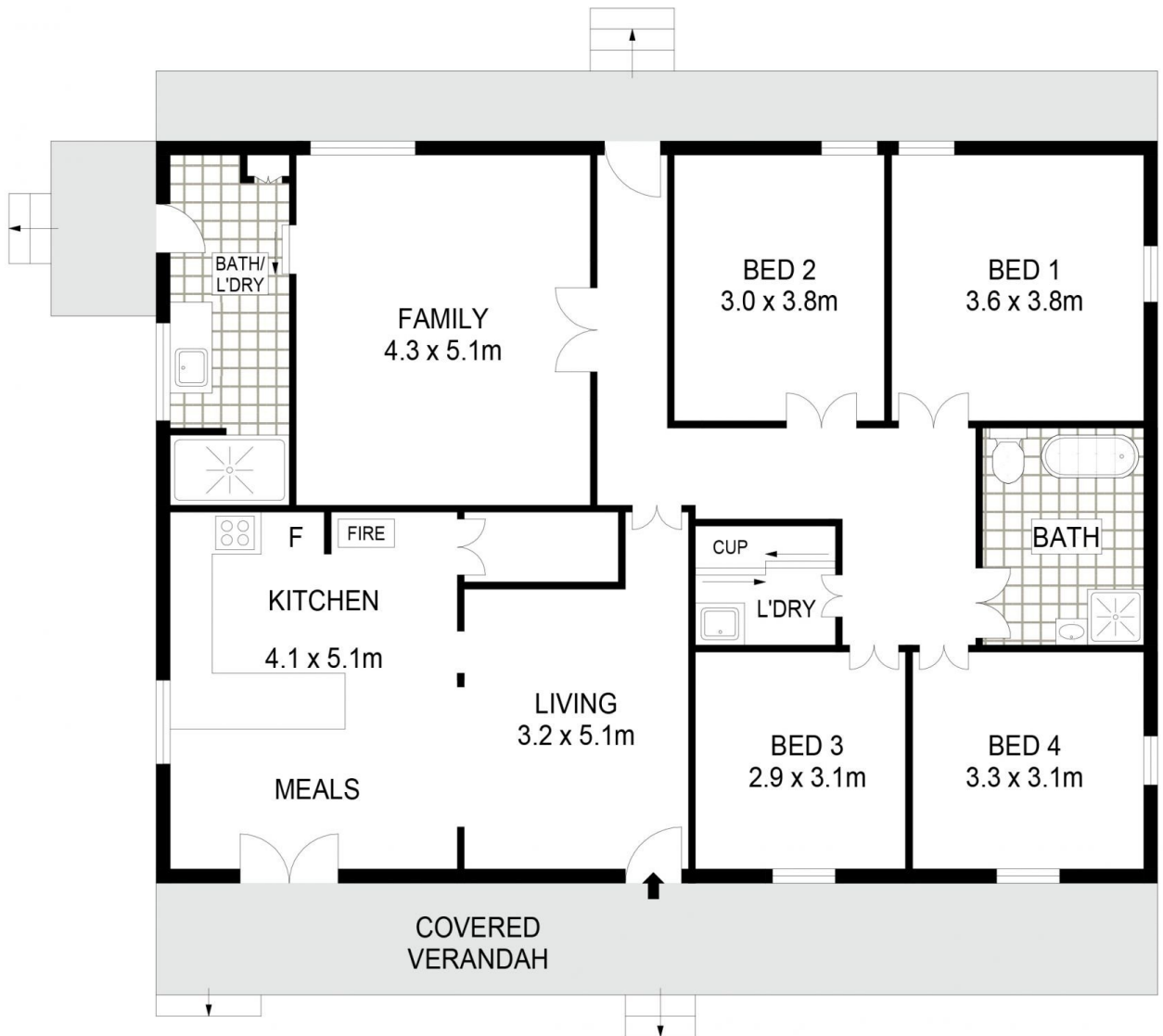
**Price** : OFFERS OVER \$680,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7877911>



**Alyse Pilley**  
02 6372 2222



**Annie Christensen**  
02 6372 2222



GROUND LEVEL

692 CYPRESS DRIVE

YARRAWONGA



Floor plans and rooms sizes are indicative only

