



144 Winchester Crescent Mudgee NSW

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Situated just 25 minutes North of Mudgee's CBD, this exceptional 10.12 ha (25 acres) property features two excellent homes, stunning views, loads of improvements and a great small farm. The perfect opportunity for large families with second accommodation or lease both out, the possibilities are endless.

Price : OFFERS OVER \$1,100,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7914173>

House 1:

- Four bedrooms each with built-in robes and ceiling fans plus a study or 5th bedroom
- Main bedroom features walk in robe and en-suite
- Open plan kitchen and dining area with split system air conditioning
- Spacious living area with wood fire heating
- Three-way bathroom offering all the essentials
- Wrap around verandah with stunning views of the surrounding countryside
- Rental potential of \$750-800 per week

House 2:

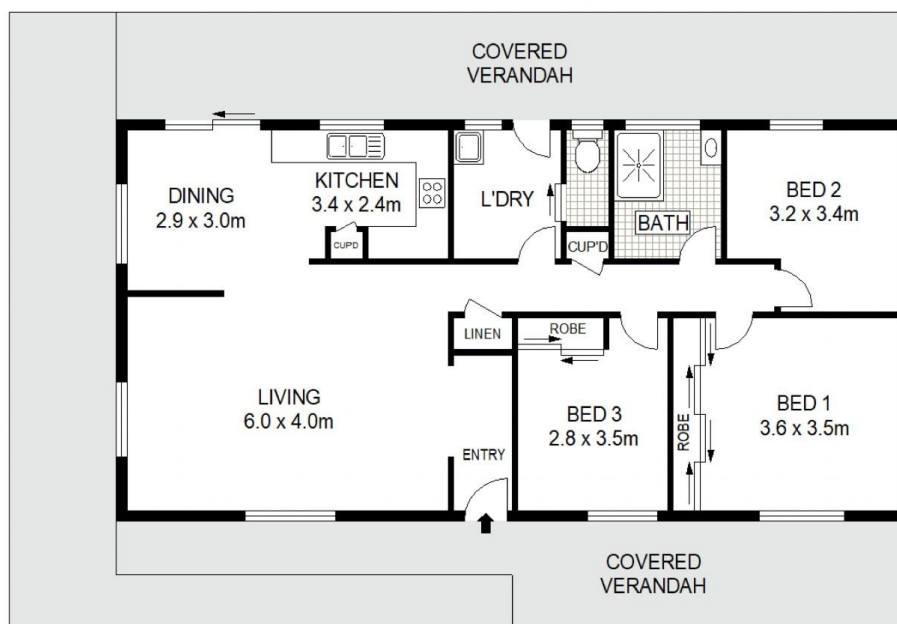
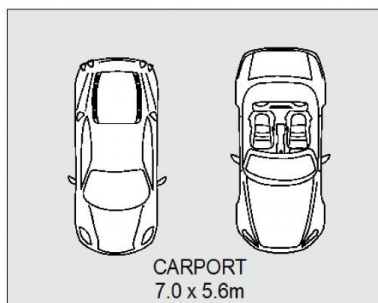
- Three-bedroom brick veneer home
- Two of three bedrooms have built in robes
- Open plan kitchen and dining area



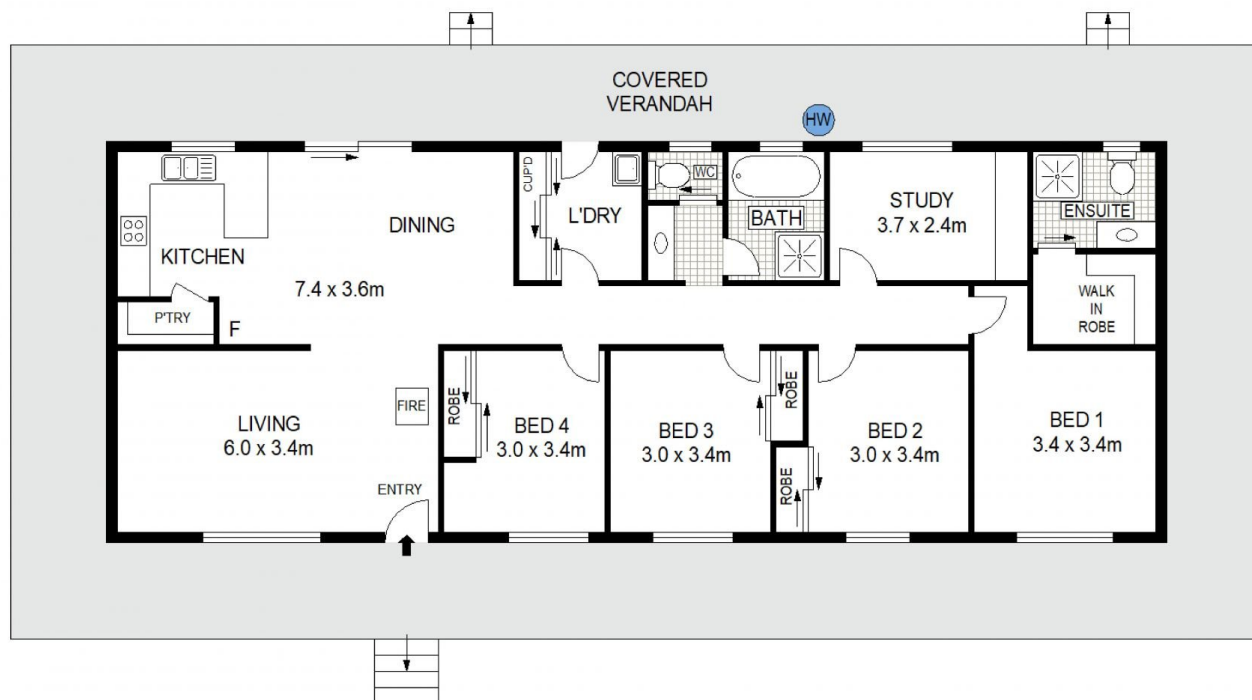
Alyse Pilley
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GROUND LEVEL



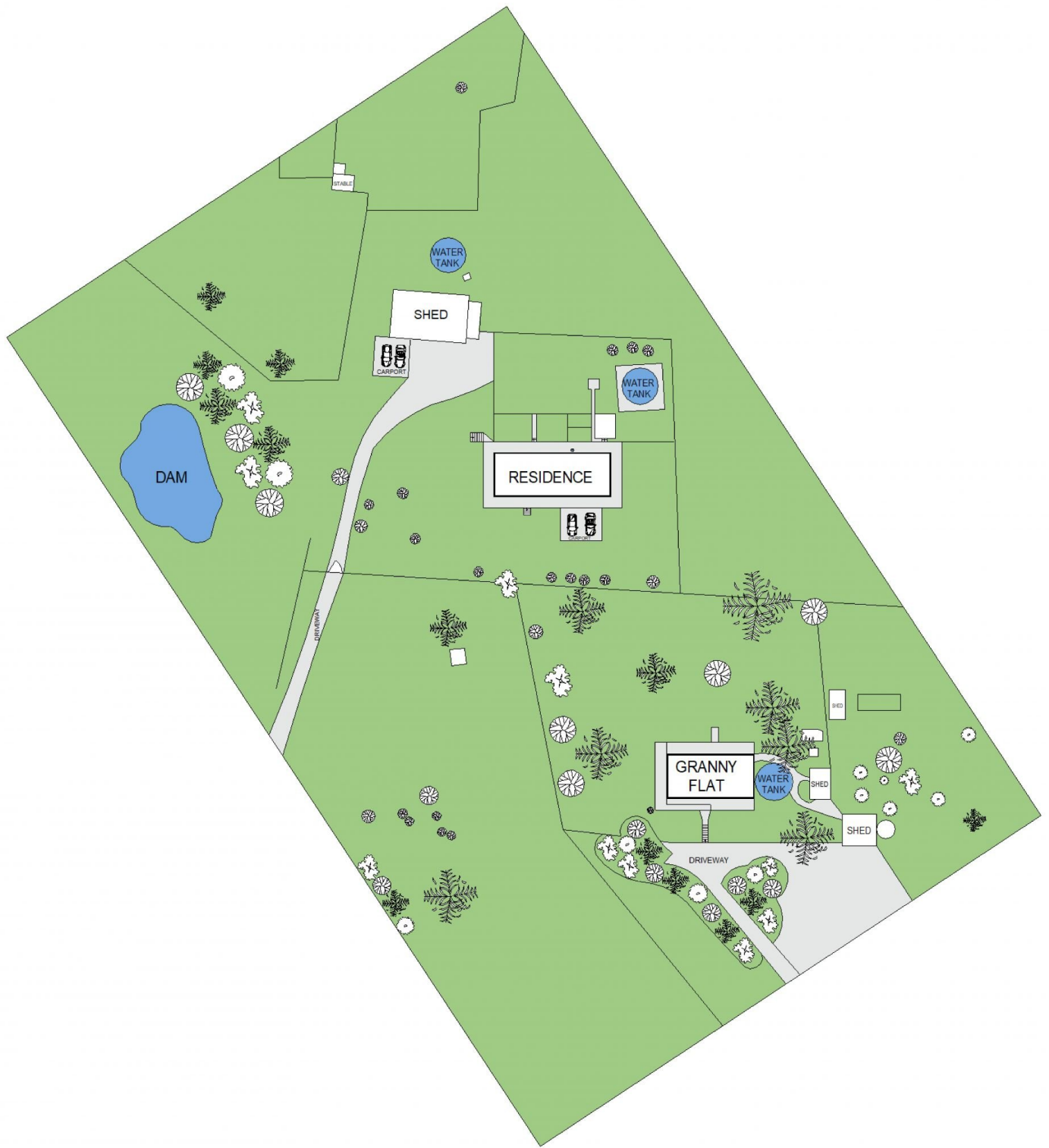
GROUND LEVEL

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COOKS GAP



Floor plans and rooms sizes are indicative only



SITE PLAN

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