



85 Rocky Waterhole Road Mudgee NSW

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Situated just 7kms from Mudgee's vibrant CBD, this property seamlessly combines tranquillity with convenience. This estate is a haven for wine enthusiasts and those seeking an idyllic lifestyle with the best views in Mudgee

- Nestled on 86 ha (212 acres approx) of picturesque landscape with over 42 acres under vines
- A thriving vineyard that produces premium grapes, promising a legacy of fine wines for years to come
- Modern cellar door, where guests can savor the estate's finest selections while taking in panoramic views of Mudgee's enchanting countryside
- Large dry storage room to the rear of the cellar door and attached office for manager
- Commercial kitchen attached to the cellar door
- Spacious four-bedroom family home, on an elevated position overlooking the vineyard, cellar door and Mudgee's valley, creating a serene oasis for family and friends
- Main bedroom features walk-in robe and ensuite
- Additional three bedrooms offer built-in robes
- Ducted air conditioning, ceiling fans and a split system air conditioner to stay comfortable year round

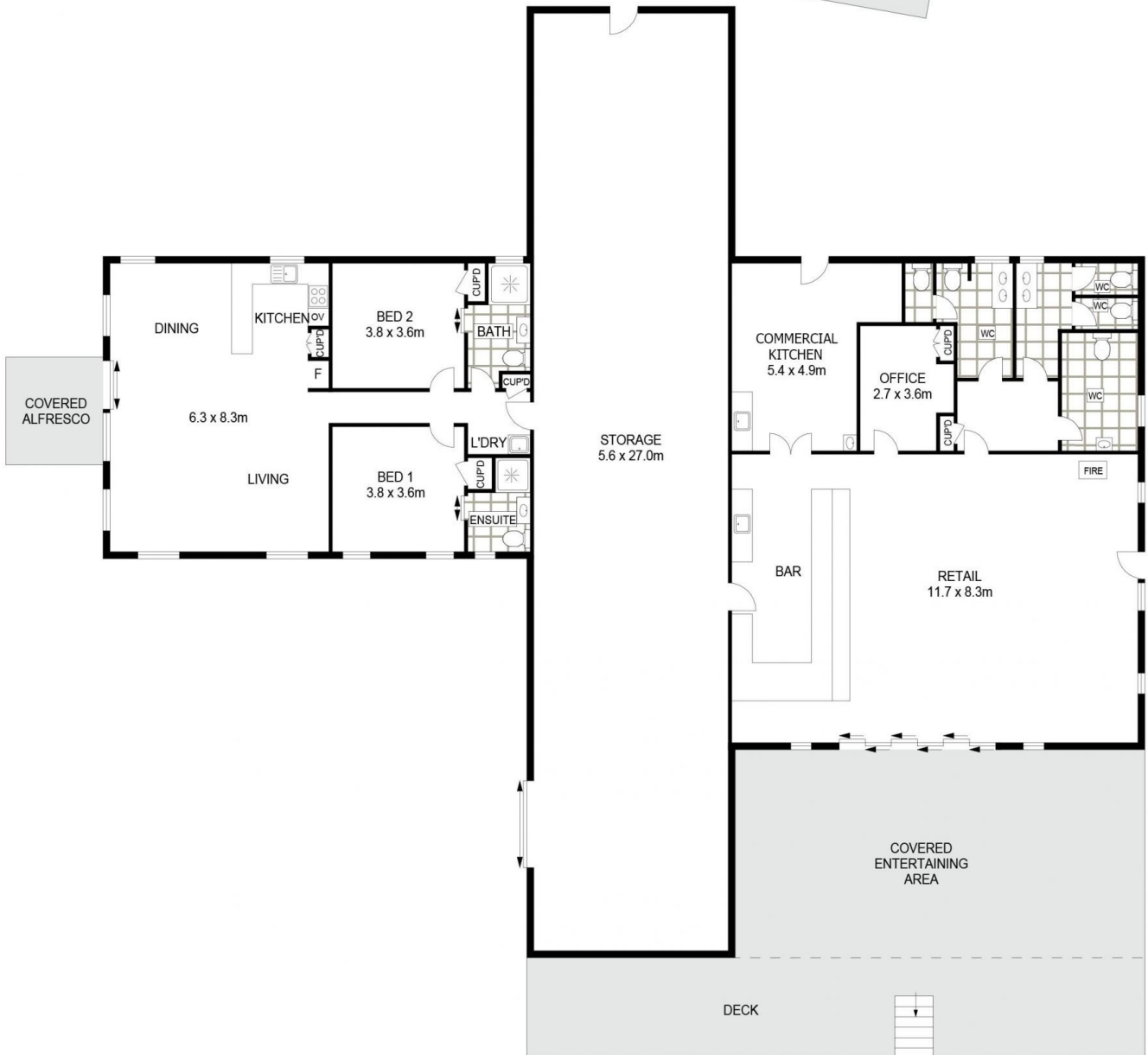
Price : \$ 3,300,000
Land Size : 86.23 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7917200>



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85 ROCKY WATERHOLE ROAD

MT FROME



Floor plans and rooms sizes are indicative only



SITE PLAN (NOT TO SCALE)

85 ROCKY WATERHOLE ROAD

MT FROME



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