



106 Wyaldra Lane Mudgee NSW

3 1 3

Peacefully situated on a quiet country lane, this fantastic family home boasts space, charm, and convenience, only a short 15-minute drive from both Mudgee CBD and the mining precinct. Positioned on approximately 25 acres (10.12 hectares) of serene elevated bushland, it offers stunning views looking back towards Mudgee.

- Sweet country cottage, with multiple living areas and plenty of natural light
- Three spacious bedrooms, two with built-in wardrobes
- Spacious country kitchen with ample storage and plenty of workspace
- Main bathroom offers both tub & shower
- A 6x7m double colourbond shed with power connected, accompanied by an original workshop and carport for additional vehicle storage
- Advanced off-grid solar system with near-new battery storage and backup generator
- Wood fireplace for added warmth in the cooler months
- Approximately 40,000L of freshwater storage
- Backdrop of rock escarpments and natural bush, perfect for hiking and bird watching
- Various animal enclosures available, including chicken

Price : \$980,000-\$1,050,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7966558>



Patrick Power
02 6372 2222



GROUND FLOOR

106 Wyaldra Lane, Cooks Gap



Floor plans and rooms sizes are indicative only

