



84 Iron Barks Road Mudgee NSW

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Situated on a quiet country lane, just 24kms from Mudgee is this ideal brick cottage, surrounded by serene countryside. Boasting 25 sprawling acres, various shedding and excellent water supply, this property is perfect for those looking for their very own private slice of paradise.

- Solid brick residence featuring two bedrooms and a study, there is a lot of scope to create an extra bedroom within the home
- Spacious kitchen with electric stove AND wood fired stove
- heat the house while you cook during winter!
- Freshly carpeted throughout, ducted reverse cycle air conditioning, 2 x wood heaters and ceiling fans
- Double garage plus workshop connected by a covered breezeway and an additional room which could be used for storage or guest accommodation
- Mains power connected plus 9.9kw solar system
- Fully fenced and equipped with additional storage sheds, plenty of space for the tools and toys
- Abundant water storage, two dams (one large spring-fed) plus a waterhole
- Established fruit trees and veggie gardens, the owner has proven great things grow here!

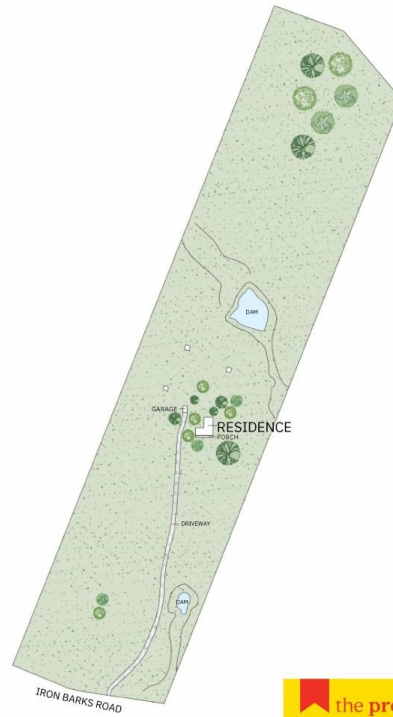
Price : GUIDE \$720,000 - \$760,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7978299>



Sara Perry
02 6372 2222



Olivia Dwyer
02 6372 2222



INTERNAL AREA : 214 M²
EXTERNAL AREA: 54 M²



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.