



11 Common Road Mudgee NSW

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Commanding an extraordinary, elevated position amongst Mudgee's rolling hills and only moments from the CBD this magnificent family home established on 29 acres will not disappoint.

- Encompassing seven well sized bedrooms
- Main bedroom featuring ensuite and large built in wardrobe
- Two renovated bathrooms and additional WC
- Modern kitchen with lots of storage and electric cook top - ready for your gourmet delights to be prepared
- Two large living zones offering panoramic views plus light filled dining area and study
- Climate control is catered for with split system air conditioners, wood fire and ceilings fans
- Double lock up garage plus workshop and storage space
- Entertain year round with wrap around veranda and large alfresco
- Permissible for dual occupancy with plenty of space for a granny flat or second house
- 12 HA (29 acres approx.) of mixed timber to cleared land less than 2 minutes from Mudgee's CBD with possibly future subdivision potential

Price : OFFERS OVER \$1,050,000
Land Size : 12.05 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7982399>



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GROUND LEVEL

UPPER LEVEL

11 COMMON ROAD

MUDGEE



Floor plans and rooms sizes are indicative only