



434 Melrose Road Mudgee NSW

2 🏠 1 🏡 10 🚗

Don't miss this rare opportunity to secure your own piece of picturesque Mudgee Valley paradise. This stunning 21.28 hectares (approximately 52 acres) situated adjacent to the Cudgegong River and is just 12km east of town with easy access from the Sydney side of town.

Highly productive farming country, DA approved for a dwelling, with exceptional farm improvements and secure water. 434 Melrose Rd is the perfect property for your dream rural lifestyle.

A spectacular and versatile rural property offering:

- Superb river flat farming country for any agricultural venture
- 48mx12m industrial shed (4.5m to eaves) with high roller doors
- Two bedroom accommodation with kitchen, laundry and bathroom facilities plus 8mx12m internal mezzanine
- 12mx7m awning engineered to allow high machinery access with reinforced concrete floor

[For full version visit the website](https://www.thepropertyshop.com.au)

Type : Rural
Price : GUIDE \$2,100,000 - \$2,300,000
Land Size : 21.28 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/8222384>



James Tracy-Inglis
02 6372 2222



David Goldring
02 6372 2222

