



#### 44 Rocky Waterhole Road Mudgee NSW

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Experience the perfect balance of space, comfort and lifestyle on this beautifully positioned 1-acre property just 5 minutes from the heart of Mudgee CBD. Designed for modern family living, this stylish & sophisticated home offering effortless indoor to outdoor alfresco with multiple living spaces and luxurious finishes

- Luxurious master suite featuring a walk in wardrobe and ensuite with double shower
- Three additional light filled bedrooms each with built in wardrobes
- Fourth bedroom with a second ensuite, thoughtfully designed for disability access
- Beautifully appointed kitchen with abundant storage & quality appliances
- Dedicated study ideal for working from home
- Covered alfresco area, perfect for year round entertaining with servery window to kitchen
- Expansive outdoor spaces perfect for a family, pets & established gardens
- Comfort guaranteed in any season with ducted air

**Type** : Rural  
**Price** : GUIDE \$1,250,000  
**Land Size** : 3914 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/8555024>



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**ADDRESS: 44 ROCKY WATERHOLE ROAD, MOUNT FROME NSW 2850**

**TOTAL: 184 m<sup>2</sup>**

1st floor: 184 m<sup>2</sup>

EXCLUDED AREAS: STORAGE: 4 m<sup>2</sup>, PORCH: 24 m<sup>2</sup>, COVERED DECK: 15 m<sup>2</sup>,  
PATIO: 27 m<sup>2</sup>, COVERED PATIO: 28 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

