



 the property shop



 the property shop

Mudgee

3  1  5 

Nestled on a quiet country road, this charming three-bedroom cottage is set on 10.12 hectares of mixed grazing land, with serene bush land at the rear. Located just 13km from Gulgong and 31km from Mudgee, it offers a peaceful yet convenient lifestyle. This property presents the perfect opportunity for those seeking tranquility without compromising on accessibility.

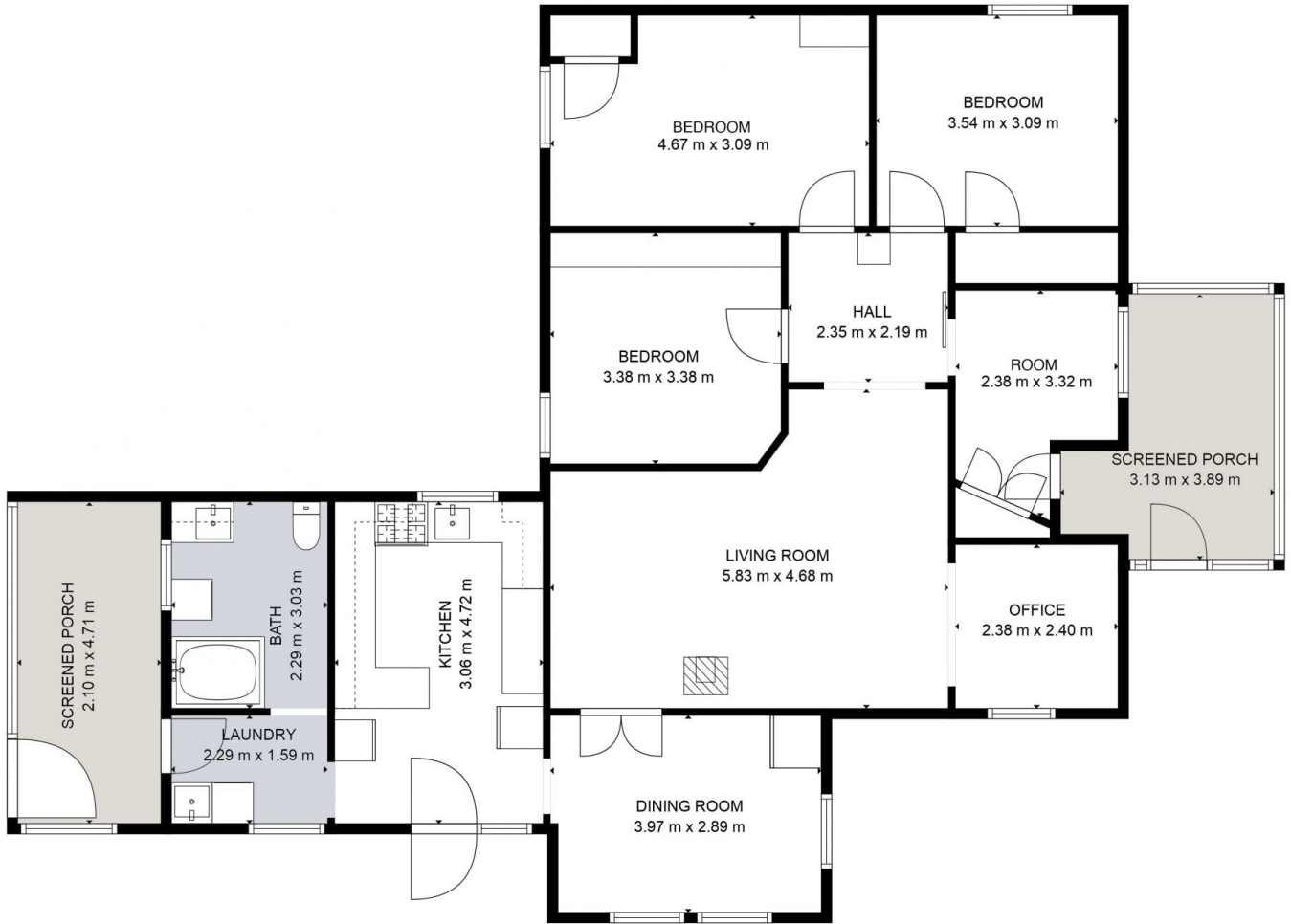
- Centrally located between Mudgee, Gulgong & Ulan
- This property is situated in the area of Yarrowonga
- Three large bedrooms with plenty of natural light
- Country-style kitchen featuring ample storage, a breakfast bar, and timber benchtops
- Split-system air conditioning and wood fire heating for year-round comfort
- Separate study nook, ideal for a home office or additional workspace
- Five-carports, lock-up garage, and workshop
- Two dams, various animal shelters, and a chicken pen
- School bus pickup at the front gate
- Enjoy a wide variety of fruit trees that are featured across

Type : Rural
Price : \$699,000
Building Size : 121 sqm
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/8555291>



Patrick Power
02 6372 2222

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



ADDRESS: 788 YARRAWONGA ROAD, YARRAWONGA

TOTAL: 121 m²



DISCLAIMER: FLOOR PLANS AND SITE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.