



859 Bonds Road Mudgee NSW

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Set across 25 acres of mostly native bushland, with around 5 acres cleared, this property is all about escape. A genuine retreat with the hard work already started, it offers a solid base for family getaways, off-grid living or a longer-term vision.

The existing three-bedroom weekender has power connected, with a landline previously in place. A separate bunkhouse adds flexibility, complete with an outdoor shower and composting toilet making it ideal for overflow accommodation or visiting friends and family.

With ample infrastructure including machinery shedding, workshop space, garden sheds as well as chook pens and animal enclosures already established. An instant gas hot water system services the bunkhouse and outdoor shower, with a properly installed absorption trench and grease trap. Plumbing infrastructure has been laid in anticipation of further works to the main dwelling, with documentation available.

Type : Rural
Price : GUIDE \$350,000
Land Size : 10.32 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/8597008>



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