



2745 Ulan Road Mudgee NSW

3 1 6

Conveniently positioned just 20 minutes from both Mudgee and Gulgong, this appealing lifestyle property delivers the country escape so many are searching for, featuring a renovated three-bedroom cottage that is warm and inviting, surrounded by established olive trees, a fruit orchard and practical shedding. Perfect as a hobby farm, weekend escape, or a place to call home, it combines character, lifestyle, and endless possibilities in one inviting package.

- 10.12?ha of cleared, level land rising into sculptured hills
- Three spacious bedrooms, two with built-in wardrobes
- Cozy living room featuring a wood heater
- Tastefully renovated kitchen with 900ml stove
- Stylish bathroom with double vanities, plus a second WC in the laundry
- Split system air conditioning for year-round comfort
- Covered outdoor entertaining area, perfect for gatherings
- Powered shedding and carports offering versatile storage solutions
- 30,000?L water storage plus a bore for reliable water supply

Type : Rural
Price : \$840,000 - \$860,000
Land Size : 10.12 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/8637947>



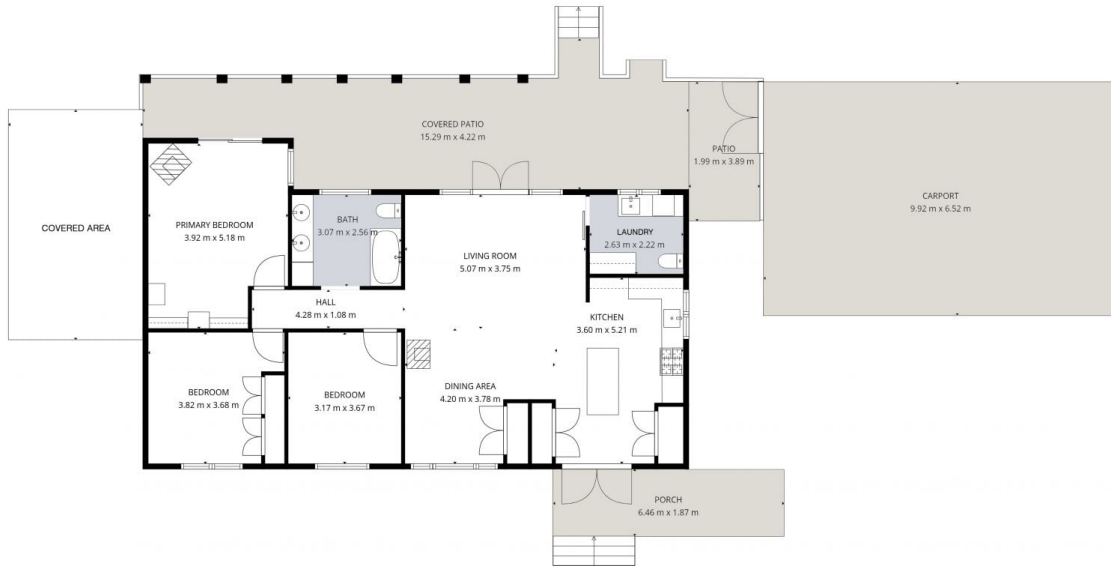
Sara Perry
02 6372 2222



Olivia Dwyer
02 6372 2222

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

<https://www.thepropertyshop.com.au>



2745 ULAN ROAD, COOKS GAP

TOTAL: 118 m²
 EXCLUDED AREAS: PORCH: 14 m², COVERED PATIO: 64 m², CARPORT: 65 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.

