



### 3 Butler Circle Mudgee NSW

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Showcasing four generous bedrooms, a resort-style swimming pool, and a versatile separate studio, every detail has been thoughtfully considered. Set on an expansive 2,000sqm block, it offers an unparalleled blend of elegance, functionality and space, making it the ultimate family entertainer's dream.

**Type** : House  
**Price** : \$1,990,000  
**Land Size** : 2000 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/8687566>

Exuding timeless charm and designed with luxurious family living in mind, this remarkable residence sets a new benchmark for entertaining and style, while also boasting an exceptional opportunity for supplementary income with a strong booking history and proven returns.

- Award-winning residence, architecturally designed by Ben Pirie in 2017
- Expansive four bedroom residence with a separate luxury guest barn, perfect for hosting guests or providing a proven additional income stream
- Gourmet kitchen with stone benchtops, 900mm SMEG oven, and spacious butler's pantry
- Open plan living and dining area that effortlessly

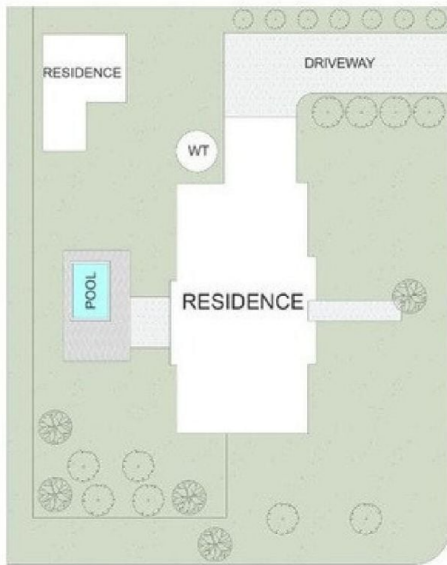
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SITE PLAN



GRANNY FLAT



3 Butler Circle,  
Bombira



**LAND SIZE:** 2000m2  
**HOUSE SIZE:** 416.4M2  
**GRANNY FLAT:** 79M2



**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.