

**112 School Lane, Mudgee, NSW 2850**

THE AGENCY

**Sold Lifestyle**

Friday, 10 November 2023

112 School Lane, Mudgee, NSW 2850

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 10 m2**

**Type: Lifestyle**



Damian Kearns  
0428144905

**\$1,250,000**

This beautifully presented property is framed by established lawns and gardens and set against a picturesque backdrop of native timber whilst enjoying the convenience of living in close proximity to Mudgee.\* Comprising 10.17Ha with both cleared grazing and native timbered areas\* Located an easy 12km approx. drive from town\* Sturdy brick home featuring three generous bedrooms\* Gorgeous new kitchen with 900mm freestanding Smeg oven/cooktop, dishwasher\* Light filled open plan living and dining area with high raked ceilings, separate meals area\* Large refurbished bathroom plus laundry with second toilet\* Reverse cycle air conditioning to each bedroom; Wood heater and R/C air conditioning in living area\* Separate fourth bedroom with bathroom combined with single lock up garage\* Wide wrap around verandahs provide protection from the elements\* Expansive covered outdoor entertaining area with built in BBQ and wood pizza oven; Outdoor spa\* Landscaped gardens, mature trees and lawns, raised vegetable gardens and a very productive orchard\* 12m x 7.5m shed and workshop with power connected, 12m x 7m machinery shed, additional wood and mower shed, chicken run, mechanics pit, cattle yards and ramp, good fencing\* Excellent water supply with 110,000 of tank storage, bore equipped with solar pump, dam\* High speed Starlink internet\* Automatic front gate and tarred entrance driveway\* Walking distance to Small Batch Brewery and Hop Farm and a short drive to wineries This is a brilliant lifestyle property in a peaceful setting with excellent infrastructure and no work needed. Simply move in and enjoy the benefits. To arrange an inspection contact Damian Kearns of The Agency Mudgee on 0428 144 905