

**1212 Henry Lawson Drive, Mudgee, NSW 2850**



**Sold Other**

Wednesday, 11 October 2023

1212 Henry Lawson Drive, Mudgee, NSW 2850

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 10 m2**

**Type: Other**



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**\$1,150,000**

Ideally located just 12 minutes' drive from both Mudgee & Gulgong, is this well-established 10.12HA (approx. 25acres) allotment. Boasting two dwellings, fantastic infrastructure, and impressive rural views this property truly delivers the comforts and ease of rural living, without compromising on towns conveniences. - North-East facing main bedroom offers ample storage and natural light - Two additional bedrooms each with French doors to covered alfresco - Sun-drenched living & dining area encompasses unrestricted rural views - Spacious country kitchen with ample storage and quality appliances - Be spoilt for choice with multiple indoor & outdoor living spaces - Two family sized bathrooms, internal laundry, and additional w/c- Stay comfortable year-round with combustion wood fire & split system air conditioning- Expansive entertainers deck overlooks Mudgee & surrounds - Numerous sheds & workshops offering plenty of storage - Comprising of 8 fully fenced paddocks each with trough system, ideal for sheep and cattle as well as over 100 established olive trees - Water is plentiful with an equipped bore and over 100,000lts of fresh water storage- Located only moments away from award-winning wineries and a short 12 minute drive from both Mudgee CBD & historic Gulgong- Separate self-contained one bedroom, one-bathroom cottage perfect for family and guests or take advantage of this location and earn passive income through short-stay accommodation Perfect for families seeking a country lifestyle with tar road frontage, mail delivery & school bus pick-up or those looking to invest in property amongst well-established tourism destinations. To arrange an inspection contact Alyse Pilley on 0421 648 155 or Annie Christensen on 0476 787 380