

1453 Windeyer Road, Mudgee, NSW 2850



Sold Lifestyle

Thursday, 21 December 2023

1453 Windeyer Road, Mudgee, NSW 2850

Area: 100 m2

Type: Lifestyle



Bob Proestos
0402244497

\$590,000

Offered for sale, is Ribbonwood, a beautiful parcel of land approximately 100ha or 250 acres in size, only 39 km from the center of Mudgee and 5.5km from the historical town of Windeyer on the tar-sealed road. With approximately 85 percent cleared and terrain ranging from undulating to hilly, along with many secluded valleys, this property currently lends itself to grazing, motorbike riding, hunting or any other rural lifestyle activity you enjoy. Fenced into four main paddocks and well-watered by three excellent dams as well as numerous springs, the property is totally grazable and at present is running merino sheep. Before you ask the question, "yes" this property is zoned RU1 primary production and does have building entitlement. Power is its main feature, with power poles located close to numerous suitable building sites, showcasing some very impressive views overlooking the Windeyer village and surrounding hills. Be quick, this is a magnificent piece of real estate in a much sort after location. Build your permanent family home or a dream weekender. Services include: • Tar-sealed road frontage with land on both sides of the road • Mains power and telephone, plus mobile phone reception • School bus run into Mudgee Situated on the Sydney side of Mudgee, only minutes from Windeyer Hotel and General Store. For further information or to arrange your inspection, contact Bob Proestos on 0402 244 497 or the Sales Team at First National Real Estate Mudgee on (02) 6372 3000. **DISCLAIMER**The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.