

**1620 Ullamalla Rd, Mudgee, NSW 2850**



**Sold Other**

Saturday, 19 August 2023

1620 Ullamalla Rd, Mudgee, NSW 2850

Area: 222 m2

Type: Other



Adam Woods  
0409721703

**\$950,000**

548.5 Acres set on the Mighty Macquarie River. Not often does arable acreage with river frontage and dwelling entitlement of this size come to market, especially on the Sydney side of Mudgee. Set on the banks of the mighty Macquarie River, amongst vast mountain ranges and productive farmland, enjoy untouched landscapes perfect for farming and leisure activities. Featuring dwelling entitlement, take advantage of the scenic hilltop plateau where a home site could capture 360-degree views of your operation. An opportunity to have an income producing farming enterprise mixed with a leisure focussed location. With infrastructure in immaculate condition and water in secure supply, make your rural lifestyle change today.-Available for inspection by appointment please call Max Morgan on 0428 021 114-548.5 acres (222 ha) of undulating farmland in two separate titles-Dwelling entitlement available, or enjoy as a lifestyle retreat block-Carrying capacity 50-60 cows, well fenced and ready to stock-Magnificent potential home sites along the plateau, capture spectacular views-Extensive Macquarie River frontage, excellent for camping and fishing-Privately set with convenient Ullamilla Road street frontage-Selected shade timber throughout plus more heavily timbered sections-Two existing hay sheds for equipment or fodder shelter-Five dams, two of generous proportion plus river frontage-Fully fenced and gated with five farmable internal paddocks-Mix of cleared and open grazing land suited to sheep or cattle-Large arable plateau dropping down steep incline to river, amazing views-Exceptional hunting block with track system throughout-Native wildlife noticeably abundant including deer, goats, pigs, roos-Dixons Long Point crossing over the river is currently impassable-Lot 32 DP 756914 (229.3ac/92.82ha), Lot 201 DP 871982 (319.2ac/129.2ha)-1hr 15 mins from Mudgee, approx 3hrs 30 mins from Sydney-Nearest villages 25 minutes to Hill End, 35 minutes to Hargraves