

# 172 Cox Street LUE, Mudgee, NSW 2850



## Lifestyle For Sale

Wednesday, 17 April 2024

172 Cox Street LUE, Mudgee, NSW 2850

Bedrooms: 1

Bathrooms: 1

Parkings: 3

Area: 13 m2

Type: Lifestyle



Robbie Palmer

0263723000

**\$590,000 - \$620,000**

"Bristow West" is an idyllic rural holding halfway between Mudgee and Rylstone. Situated on the outskirts of the quiet village of Lue, it is perfectly set up for anyone who wants to run a few head of livestock, grow some veggies and simply enjoy the pleasures of life in the country. • Picturesque 13.3 hectares fenced in to five good paddocks • Tidy one bedroom HardiPlank cottage, with air conditioning and wood fire heater • Steel machinery shed; a workshop and garage with power connected • Excellent water supply with four good dams, rainwater storage and access to Lawson Creek. • Serviced by mains power, mobile phone reception and NBN connection available • Just 22kms from Rylstone and 27kms from Mudgee by tar sealed road • R5 Large Lot Residential Zoning allows for dual occupancy (STCA) • Exceptional lifestyle property ideal as a rural retreat or as a beautiful place to live. Call Robbie Palmer at First National Real Estate Mudgee on 0418 639 093 for more information or to arrange your private inspection. **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.