

# 1879 Windeyer Road, Mudgee, NSW 2850



## Sold Cropping

Friday, 18 August 2023

1879 Windeyer Road, Mudgee, NSW 2850

Bedrooms: 17

Bathrooms: 6

Parkings: 2

Area: 2 m2

Type: Cropping

**\$1,050,000**

'Bushlands Caravan Park' is positioned in the heart of historic Windeyer village. Offering multiple revenue streams, a strong reputation with consistent repeat business and most importantly a wonderful country lifestyle. Beautifully maintained with park like surrounds and a range of accommodation options features include: SHOP/ RECEPTION: - [?] Adjoining owners residence - [?] Stock includes staple grocery items, frozen meals, tobacco and some locally made jams (The purchaser will be required to pay SAV) - [?] Australia Post and Origin Gas agency - [?] The only general store in Windeyer making it popular with locals and guests of the park OWNERS RESIDENCE: - [?] Three bedroom, one bathroom cosy home - [?] Renovated kitchen with dishwasher and breakfast bar - [?] Open plan living and dining with split system air conditioner - [?] Covered private alfresco ACCOMMODATION: - [?] Near new three bedroom, one bathroom cabin with covered deck - [?] Two bedroom, one bathroom cabin - [?] Refurbished two bedroom, one bathroom train carriage with covered alfresco - [?] 2 x one bedroom ensuite cabins - [?] 3 x non ensuite cabins - [?] 33 x powered caravan sites - [?] 12 x unpowered caravan sites ADDITIONAL FACILITIES: - [?] Equipped camp kitchen with pizza oven - [?] Historic, rustic hall ideal for hosting functions or weddings - [?] Large amenities block - [?] Electricity and sewer upgraded in 2019 - [?] 2003 Ford Ute & John Deere ride on lawn mower - [?] Excellent freshwater storage & bore GROUND: - [?] 2HA (5 acres) of established gardens and manicured lawns - [?] Fronting a beautiful seasonal creek - [?] Next door to the popular Gold & Fleece Hotel Financials available to serious enquiries. 'Bushlands Caravan Park' is an established and reputable business with great financials and infrastructure to back it up. Don't miss your next lifestyle opportunity, contact Marnie Robbins on 0423 618 693 for an inspection or further information. 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.