

**2450 Ulan Road, Cooks Gap, NSW 2850**



**Lifestyle For Sale**

Friday, 2 February 2024

2450 Ulan Road, Cooks Gap, NSW 2850

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 8 m2**

**Type: Lifestyle**



Adam Woods  
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**\$875,000**

An opportunity awaits for you to create your countryside dream and experience the bliss of rural living. Set on 20 acres, the property is conveniently situated to both the Mudgee township and local mines. This modern four bedroom home is complimented by abundant shedding, reliable water and a an ideal setting to both relax and entertain. - Four bedroom steel frame home with abundant shedding - 20 acres conveniently set 15 mins to town and handy to mines - Spacious lounge features wood heater, flows out to alfresco - Open plan modern kitchen and dining with ample storage - Rustic bathroom with claw foot bath, large storage room - Expansive alfresco, perfect for entertaining while the sun sets - 15m x 10m steel frame shed with hoist, walk in coolroom and power, 18m x 6m open machinery shed plus dog yards - Abundant fresh water storage, 6 tanks, 2 dams, equipped bore - 6.6 kw solar system plus mains power connection - Mix of cleared grazing land and native bushland, cleared house pad with power, dual occupancy or add shedding