

# 25 Cafes Rd, Mudgee, NSW 2850



## Mixed Farming For Sale

Friday, 19 April 2024

25 Cafes Rd, Mudgee, NSW 2850

**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 1**

**Area: 670 m2**

**Type: Mixed Farming**



Tyler Lawson

## Auction

Discover "Fairview" 25 Cafes Road Mudgee, a sprawling 670.6ha (1655 acres) of undulating country, offering a harmonious blend of rural charm and endless possibilities. Located approximately 155kms from Penrith and 55kms from Mudgee, this large parcel of land is perfectly positioned for the farmer, developer or outdoor enthusiast. - Predominantly open grazing land adorned with native pastures, perfect for livestock farming and outdoor pursuits. - Pasture-improved creek flats enhance the property's agricultural potential, providing fertile ground for cultivation. - Fenced into 16 paddocks with durable netting and hinge-joint fencing, ensuring secure management of livestock. - Water is abundant and accessible, sourced from 16 well-appointed dams strategically positioned throughout the property, alongside Warrangunia Creek, Billy's Creek and Tara Gully. - Functional shedding with recently constructed 8m x 17.5m machinery shed, with adjoining 12m x 17.5m lock-up shed with 2-bay shearing stand and internal workshop. - Wooden and steel cattle yards with a loading ramp contribute to efficient livestock handling. - Currently running 1,000 Merino's with plenty of scope to improve carrying capacity - Just off the Sydney Road, frontage to the Ilford Solfala Road and Cafes Road running the length of the property for easy access - A comfortable 3-bedroom hardiplank home, featuring a charming country kitchen and outlook and new 22,000L water tank. - Additionally, a 4-bedroom house that presents an opportunity for renovation and personalisation. - Current owner has held the property for more than 50 years, truly making this a rare offering - Mains power connected and available throughout the property - Subdivision potential with 18 existing lots and opportunity to further develop particular lots (STCA) Auction to be conducted at the Winning Post Motor Inn, Mudgee on the 31st May 2024 at 11am. For more information or to book an inspection please contact Tyler Lawson 0448 862 659 Property Code: 182