

25 Charles Road, Mudgee, NSW 2850



Lifestyle For Sale

Monday, 15 April 2024

25 Charles Road, Mudgee, NSW 2850

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 11 m2

Type: Lifestyle



Marnie Robbins

0423618693

OFFERS OVER: \$700,000

Immersed in peaceful surrounds with established gardens and showcasing tasteful renovations this charming home offers an excellent opportunity in the popular Grattai area. - Featuring three bedrooms in the main residence - Enjoy the deluxe kitchen with 900mm gas cooktop oven, breakfast bar and excellent cupboard storage - The living space has an open plan layout with two sets of sliding doors connecting to outdoor entertaining and allowing natural light - Comfort is provided throughout each season with woodfire, ducted cooling and gas points - Guests will enjoy the separate one bedroom studio with its own bathroom and kitchenette. An excellent way to derive additional income. - Soak up the stunning rural views from the covered timber deck or relax on the covered patio in the spa - Two bay carport, garden shed and great under house storage - Avoid electricity bills with solar and 5.5kW generator - Water is plentiful with three large dams and loads of freshwater storage - An array of wildlife including wallabies, echidnas and native birds - Established on 11.45HA (28 acres) of established trees creating privacy only 20 minutes from Mudgee's CBD This much loved property is ready for its new beginnings. For further details or to arrange an inspection contact Marnie Robbins on 0423 618 693. **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.