

# 251 Henry Lawson Drive, Mudgee, NSW 2850

## Sold Lifestyle

Thursday, 21 September 2023



251 Henry Lawson Drive, Mudgee, NSW 2850

Bedrooms: 4

Bathrooms: 2

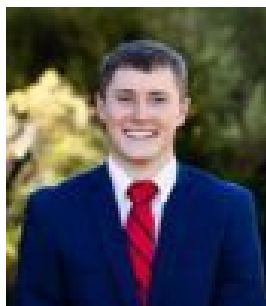
Parkings: 7

Area: 10 m2

Type: Lifestyle



Andrew Palmer  
0416153471



Patrick Power  
0455721304

## Contact agent

Its all about the location with this impressive 10 hectare rural lifestyle property. Situated right in the heart of Mudgee's magnificent wine country and only 5km from Mudgee's town center. This residence features an expansive four bedroom family home, prime agricultural land and excellent farm infrastructure, right on the doorstep of town, it is an ideal property for your tourism venture or just a fantastic place to live. - Charming period cottage with extensive additions providing an abundance of space for the whole family- Huge open plan living, dining and kitchen, plenty of room for entertaining- Modern well appointed kitchen with ILIVE oven and walk-in pantry- Separate rumpus/games room, shady verandahs and large covered alfresco area- Four bedrooms including a huge master with large en-suite and walk-in robe- Versatile floorplan with scope for separate zones for B&B accommodation- Covered parking for 4 cars plus a huge 17.5m four bay shed and workshop- Abundant water with equipped bore and freshwater storage. Town water runs past the property- Highly productive 10ha (25acres) fenced into 5 paddocks and set-up for small scale grazing Surrounded by some of the regions best wineries and tourism attractions, it is the perfect location for self-contained tourist accommodation, cellar doors or tourist related businesses or just a magnificent place to reside while being on Mudgee's doorstep. Secure this rare opportunity today by contacting Andrew Palmer on 0416 153 471 or Patrick Power on 0455 721 304 at The Property Shop to arrange your inspection. \*Bronwyn June Lewis is principal agent for this property with Andrew Palmer assisting 6372 2222\*