

**306 Melrose Road, Mount Frome, NSW 2850**

**REYNOLDS**

**Other For Sale**

Friday, 14 June 2024

306 Melrose Road, Mount Frome, NSW 2850

Area: 21 m2

Type: Other



Ben Reynolds  
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## Guide \$1,600,000

Just 11kms from Mudgee and positioned in one of Mudgee's most highly sort after locations. This property offers some of Mudgee's best fertile river flats with Cudgegong River frontage and 52 acres (21.26 ha) to potentially call home or utilise as farming. Selling points:

- Approx. 52 acres (21.26 ha)
- Extensive frontage of Cudgegong River
- Highly fertile river flats, previously a successful lucerne farm
- Suitable for grazing or farming, currently running cattle
- Building entitlement (STCA)
- Mains power connected, 3 phase power, fully fenced
- Excellent water with 159 meg groundwater licenses
- Just 11km from Mudgee in the tightly held Melrose Road
- Stunning views of Mount Frome

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.