

**34 Crossings Road, Mudgee, NSW 2850**

THE AGENCY

**Lifestyle For Sale**

Monday, 6 November 2023

34 Crossings Road, Mudgee, NSW 2850

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 8**

**Area: 10 m2**

**Type: Lifestyle**



Damian Kearns  
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## Auction

Occupying an commanding elevated position with breathtaking panoramic views over the Mudgee valley and surrounding hills this spectacular property offers an unrivalled country lifestyle only moments from town. The sprawling residence affords an abundance living space and accommodation plus a separate self contained studio which will suit a multitude of uses. Add to this 10.12 ha's of undulating country, reliable water supply and good shedding and this is the ultimate Mudgee abode.\* Lush lawns, established gardens and mature trees surround the home\* Light filled open plan living and meals area with views from every angle\* Separate living room with a pleasant garden outlook\* Superb kitchen with enormous island bench, substantial storage, 900mm freestanding oven/cooktop + 600mm Miele oven, walk in pantry, dishwasher\* Slow combustion wood fire, reverse cycle air conditioner, ceiling fans throughout\* Glorious master bedroom with private dressing room and ensuite bathroom\* Four further guest bedrooms, three with built-in robes\* Two additional well appointed bathrooms with underfloor heating; good size laundry\* Freshly painted interior and exterior, new carpets\* Welcoming full length verandahs front and rear overlooking beautifully established gardens\* Double carport under roof, garden storage sheds, fox proof chicken run, dog shed and yard\* Separate one bedroom studio with kitchen, living/dining, ensuite bathroom, covered outdoor area. Easily converted to two bedrooms or more. Currently operated as guest accommodation.\* 13m x 3.87m lock up storage area and double carport at studio\* 12m x 7m machinery shed; Steel cattle yards and ramp, four shelter sheds\* Six paddocks with excellent fencing - water reticulated to each; extensive casurina plantings\* 20m x 40m approx. sand based dressage arena and steel round yard\* 2 x 125,000L + 1 x 13,000L tanks, bore equipped with electric submersible pump This is truly the epitome of rural lifestyle living within close proximity of Mudgee and within 3.5 hours of Sydney. Viewing the accompanying property video is highly recommended. Inspections available by private appointment only - 7 days. Contact Damian Kearns of The Agency Mudgee on 0428 144 905 for further details or to arrange a viewing. Auction On Site - 10am Friday 8 December 2023