

**41 Rockford Lane, Mudgee, NSW 2850**



**Lifestyle For Sale**

Thursday, 16 November 2023

41 Rockford Lane, Mudgee, NSW 2850

**Bedrooms: 2**

**Bathrooms: 1**

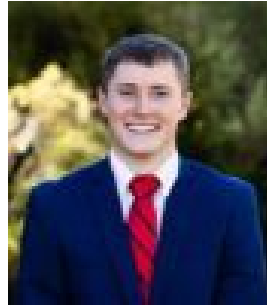
**Parkings: 3**

**Area: 41 m2**

**Type: Lifestyle**



Sara Perry  
0400859593



Patrick Power  
0455721304

## **GUIDE \$680,000-\$720,000**

Nestled discreetly amid charming hills and valleys, this unique country cottage offers 41.53 hectares of land and featuring a stunning frontage to the serene Leaning Oak Creek, you have stumbled upon the quintessential lifestyle sanctuary! Main House: - Two-bedroom cottage comprising of two spacious bedrooms- Country kitchen with gas cooktop and plenty of storage- Two wood fireplaces & split-system air-conditioning throughout to stay comfortable all year-round Land: - Situated 28km from Mudgee & 12km to Cudgegong River Holiday Park at Lake Burrendong- Two dams, along with frontage to Leaning Oak Creek amongst the 41.53 hectares (102 acres)- Enjoy a mixture of rolling hills with stunning views overlooking the property & arable land towards the front of the block, ideal to run some stock or horses Infrastructure: - Near new three-bay barn style shed- Original one room cottage which has potential to restore for accommodation or utilize for storage - Opportunity presents with a colorbond studio/granny flat which has been partially renovated- Approximately 60,000L fresh water storage If this property presents with everything you've been searching for then contact Sara Perry on 0400 859 593 or Patrick Power on 0455 721 304 at The Property Shop today. \*Bronwyn June Lewis is principal agent for this property with Sara Perry assisting 02 6372 2222