

**526 Windeyer Road, Mudgee, NSW 2850**

THE AGENCY

**Acreage For Sale**

Friday, 3 November 2023

526 Windeyer Road, Mudgee, NSW 2850

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 9**

**Area: 40 m2**

**Type: Acreage**



Damian Kearns  
0428144905

## Contact Agent

Situated in a picturesque location approximately 25km from Mudgee in the locality of Grattai this well set up property is an ideal escape with a good water supply and enough space to grow your own gardens and to keep sheep, cattle or horses and be mostly self sufficient. The property is zoned R5 Large Lot Residential giving the opportunity to subdivide the block if desired (Subject to Council Approval.)\* A mix of gently undulating to gentle hills and level areas for grazing\* Two bedroom home with area for a study/home office\* Open plan living dining area with slow combustion stove\* Well appointed timber kitchen with dishwasher and gas cooking\* Fully renovated bathroom and laundry\* Reverse cycle air conditioning\* Wide front verandah with pleasant views to the north\* 7m x 7m shed/garage with mezzanine level + 7m x 6m covered parking area\* 8.8m x 5.2m carport, 4m x 3m garage/shed, 2.5 x 5m shed with toilet\* Additional covered area for tractor/caravan/boat etc.\* One stand hearing shed, cattle yards, vet crush and loading ramp; Steel dog kennels\* Reliable 5.04Kw solar power system with batteries (totally off grid); diesel lister generator\* 7 dams, well fenced into 10 paddocks; 5 X 20,000L tanks\* A good mix of level to undulating country rising to timbered hills at the rear. Well suited to grazing or recreational use. For further details or to arrange an inspection contact Damian Kearns on 0428 144 905\* Amanda Jane Robertson is principal agent for this property with Damian Kearns assisting 0418234122 0428144905