

590 Prices Lane, Mudgee, NSW 2850



Sold Lifestyle

Tuesday, 26 March 2024

590 Prices Lane, Mudgee, NSW 2850

Bedrooms: 5

Bathrooms: 1

Parkings: 10

Area: 1040 m2

Type: Lifestyle



David Goldring
0426251981



Jessika Weatherall
0488386493

\$3,600,000

"Glenmore" Offered for sale on an impressive 1,040.96ha or approximately 2,572 acres, comprising a superbly diverse farming enterprise. Positioned approximately 252 kilometers from Sydney and 65 kilometers southeast of Mudgee, it boasts an ideal location for a thriving mixed farming operation. Property: - Fully fenced into 22 paddocks approximately - Water is a feature with 22 Dams - multiple springs- Tunnabidgee Creek & Salters Creek frontage (seasonal creeks) - 190,000L approx. of fresh rainwater storage - Shedding consists of a 3 bay machinery shed power connected - 18m x 10m machinery shed or hay/grain shed- 3 stand shearing shed (power connected) with original sheep yards - As new steel cattle yards with crush and loading ramp- The owner previously ran 3000 merinos plus 25 cows and calves - Wild goats with the potential for annual harvesting - Perfect for Recreational activities with loads of feral animals (pigs, goats, deer) House: - Expansive primary bedroom featuring a walk-in robe for added luxury- Additional three well-appointed bedrooms, two with built in robes- An extra fifth bedroom, versatile enough to function as a dedicated study or guest room- Country style kitchen with original woodfire cooking and attached dining area - Two well sized living rooms, filled with natural light that offers plenty of space for the growing family- Spacious family bathroom offering all the essentials - Climate control is catered for with woodfire heating and ceiling fans throughout Potential: - Huge subdivision potential with 30 existing lots - The property generates an additional annual income of approximately \$60,000 through the operation of three wind turbines situated on the property Call David Goldring on 0426 251 981 or Jessika Weatherall on 0488 386 493 to arrange your inspection. *Bronwyn June Lewis is principal agent for this property with David Goldring assisting 6372 2222