

85 Rocky Waterhole Road, Mudgee, NSW 2850



Other For Sale

Thursday, 15 February 2024

85 Rocky Waterhole Road, Mudgee, NSW 2850

Bedrooms: 6

Bathrooms: 5

Parkings: 10

Area: 113 m2

Type: Other



Alyse Pilley
0263722222



Annie Christensen
0476787380

AUCTION

Situated just 7kms from Mudgee's vibrant CBD, this property seamlessly combines tranquillity with convenience. This estate is a haven for wine enthusiasts and those seeking an idyllic lifestyle with the best views in Mudgee- Nestled on 280 acres of picturesque landscape with over 42 acres under vines- A thriving vineyard that produces premium grapes, promising a legacy of fine wines for years to come- Modern cellar door, where guests can savor the estate's finest selections while taking in panoramic views of Mudgee's enchanting countryside- Large dry storage room to the rear of the cellar door and attached office for manager- Commercial kitchen attached to the cellar door- Spacious four-bedroom family home, on an elevated position overlooking the vineyard, cellar door and Mudgee's valley, creating a serene oasis for family and friends- Main bedroom features walk-in robe and ensuite- Additional three bedrooms offer built-in robes- Ducted air conditioning, ceiling fans and a split system air conditioner to stay comfortable year round- Relax in the 10 meter pool on hot summer days overlooking the Mudgee Valley- Thoughtfully designed 2-bedroom granny flat attached to the cellar door, providing additional accommodation for guests or a potential rental income.- An abundance of water with over 300,000 liters of fresh water storage and a 110 mega liter license, pumped from the Cudgegong River and a fully equipped bore- 26.5kW/hr solar system to save on electricity bills- 9X12 meter shed with power connected for all your storage needs- Plenty of allocated parking spaces for all guests and staff Do not miss the chance to own Mudgee's best views, a thriving winery, a spacious family home with granny flat moments away from Mudgee's bustling streets. Contact Alyse Pilley on 0421 648 155 or Annie Christensen on 0476 787 380 to explore this unparalleled real estate opportunity. Onsite Auction Friday the 5th of April 2024 at 10am