

1016 Castlereagh Highway, Mudgee, NSW 2850

SHEPPARD & CO

House For Sale

Thursday, 11 July 2024

1016 Castlereagh Highway, Mudgee, NSW 2850

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 5 m2

Type: House



Lucas Sheppard



Jahymi Dowel
0439079090

Guide \$1,100,000

The property 'Byondavyn', is a serene country oasis located just 14km Sydney side of Mudgee. Set on 14-acre it is the perfect blend of lifestyle and viticulture, offering a unique opportunity to experience the best of both worlds. Nestled amidst picturesque vineyard surrounds and offering breathtaking views of the mountains, the property features a 3 bedroom timber cottage that exudes rustic charm and warmth. With an abundance of water sources, well-established gardens, and a variety of trees, you'll feel connected to nature with convenient living.

- 3 bedroom timber cottage full of character
- Well-equipped kitchen and wet areas
- Open plan living/dining area which seamlessly flow to outdoor living
- Upstairs loft with home office or studio
- Woodfire and 2 split system air conditioners for year round comfort
- Beautifully established gardens, trees and orchard
- Double carport, 9x9m shed and 5x7m powered shed
- Large outdoor entertainment area featuring a firepit and exceptional views
- Water storage of 2 x 5,000L water tank plus 80,000L concrete tank
- 3 x river water licences from Cudgegong river for various irrigation including vineyard
- Thriving vineyard 5,889 (Shiraz - 3,638) (Cab Sav - 2,251) organic vineyard

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.