

**140 Perke Road, Mudgee, NSW 2850**



## **Lifestyle For Sale**

Thursday, 11 July 2024

140 Perke Road, Mudgee, NSW 2850

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 16 m2**

**Type: Lifestyle**



Andrew Blackman

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## Offers over \$499,000

Set on 16ha (40ac) in a secluded valley, this lovely retreat property is the perfect place to relax and enjoy the best of country life. Fenced into 4 main paddocks (some boundary fencing incomplete), and with 3 dams and a spring fed creek, there's a good mix of open grazing land and rugged timbered hills. Improvements include a character filled stone "bunker" style home with 2 bedrooms, an office, open plan living area with large sandstone fireplace, a neat bathroom, laundry, muck-room, cellar, eat-in kitchen with slow combustion wood stove plus a large viewing platform on the roof. There's also a good set of steel cattle yards, a round yard, and plenty of shedding. A 9.6kw stand-alone power system with gel battery storage means there will never be a power bill to pay, and landline phone service is at the property. Access is via 4WD, and there are plenty of good tracks to explore. Inspections are strictly by appointment with the selling agent or member of the FN Sales Team. To arrange a viewing, call Andrew Blackman 0413 488 844. **DISCLAIMER** The above information has been furnished to us by the vendor. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.