

142 Black Springs Road, Mudgee, NSW 2850

THE AGENCY

Lifestyle For Sale

Saturday, 29 June 2024

142 Black Springs Road, Mudgee, NSW 2850

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 14 m2

Type: Lifestyle



Damian Kearns

0428144905

\$1,750,000

Situated in the heart of Mudgee wine country just 7.5km from town, Pipeclay Cottage is a delightful lifestyle property. The picturesque creek side setting enjoys vineyard and farmland views and some of the areas fine cellar doors and eateries are only moments away. A charming, renovated home, substantial shedding, arable land and excellent water supply are all valuable attributes of this property. Currently operated as short stay accommodation there is an option to purchase fully furnished. The RU4 land zoning also lends itself to future tourism opportunities.* 14.16 hectares (approx 35 acres), of arable land and frontage to Pipeclay Creek* Attractive home with generous living room and separate dining area* New custom designed kitchen, enormous island bench, abundant storage* Inviting master bedroom with pleasant views and an opulent full size ensuite bathroom. 2 x double glazed triple sliding doors lead to the verandah and pool area* Two further guest bedrooms with built in robes also with sliding doors accessing the verandah and pool* Additional sitting room/home office* Renovated full main bathroom and good size laundry with third w/c* Slow combustion wood fire, reverse cycle air conditioning, ceiling fans* Expansive covered entertaining deck overlooking the inground 11m x 4m pool* Built in steam sauna* 9m x 15m machinery shed and workshop with mezzanine level* Double carport and additional shed/storage space, 4m x 9m covered parking for caravan, boat or car* 6.63Kw Solar power system + mains power connected* Established lawns and gardens, mature shade trees* Fully fenced paddocks suited to stock grazing or horticultural pursuits* Equipped bore, two dams and ample fresh water storage of approx. 150,000L* Water reticulated around the property, with irrigation to trees and garden* Puretec water filtration for water to the house* A tremendous lifestyle property in a tightly held area with an impressive list of features To arrange a private inspection contact Damian Kearns of The Agency Mudgee on 0428 144 905