

**556 Clarkes Creek Road, Mudgee, NSW 2850**

**Lifestyle For Sale**

Wednesday, 19 June 2024



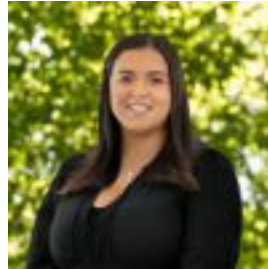
556 Clarkes Creek Road, Mudgee, NSW 2850

Area: 129 m2

Type: Lifestyle



Sara Perry  
0400859593



Olivia Dwyer  
0431972605

## **GUIDE \$510,000**

Tucked away in a secluded and picturesque location lies an amazing rural retreat. This charming getaway is approximately 40 minutes from Mudgee and just 6km from the renowned Golden Fleece Hotel in Windeyer. Spanning 129.5 hectares (approx 320 acres) of Aussie landscape, perfect for those wanting some recreational fun in the sun.- Zoned RU1 Primary Production with dwelling entitlement- Shedding with bathroom facilities providing a very comfortable abode- 8x9m lockable shed for the tools and toys and undercover parking for 3 vehicles- 4x4 drive access recommended- 3 dams and seasonal creek, perfect for trying your luck at fossicking- 12,700 litres of tank water storage included- No mains power, solar set up in place and Telstra land line connected- Option to include a full list of machinery shed and farm items including a Chamberlain Champion tractor Whether you are looking for a peaceful retreat, a hunting playground or farm to fossick, Valley View has it all. Contact Sara Perry on 0400 859 593 or Olivia Dwyer on 0431 972 605 to arrange your inspection.