

476 Botobolar Road, Mudgee, NSW, 2850

REYNOLDS

Rural For Sale

Friday, 25 October 2024

476 Botobolar Road, Mudgee, NSW, 2850

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Type: Rural



Ben Reynolds

Rural Oasis with stunning country side views

“WIRRUNA HILL” Escape to your own piece of rural paradise, with this spacious four-bedroom home set on approx. 70 acres and stunning picturesque views of the surrounding valley. Take advantage of the impressive features this property offers. Designed for both comfort and practicality.

Selling points:

- Breathtaking views, wake up to elevated views of the rolling country side
- Main bedroom boasts walk-in robe and ensuite
- Remaining bedrooms, each with robes and ceiling fans
- Spacious open plan living, waterfall stone bench top in kitchen and modern appliances
- Bathrooms are design for comfort and boast modern finishes
- Wood heater, reverse cycle cooling and heating
- Outdoor luxury is complemented by covered alfresco and inground swimming pool finished with Travertine tiles
- Tar road access & sealed driveway, only a short 15-minute drive into Mudgee
- Suitable for livestock, Steel cattle yards, crush and ramps
- Water storage is in abundance with approx. 150,000 litres of rain water storage, equipped bore and water license
- Spectacular elevated views of surrounding valley, outdoor fire pit is ideal for relaxing and enjoying the serenity
- Built by reputable Mudgee builder, Machinery shed
- School bus services out the front
- Separate two-bedroom dwelling (photos on request)
- High ceilings throughout with open plan kitchen
- Generous open plan living, with wood heater and reverse cycle cooling
- Large fully fenced post and rail yard and covered patio
- Workshop attached, Ideal for dad for working on his beloved projects

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.