

144 Winchester Crescent, Cooks Gap, NSW, 2850



Sold Rural

Thursday, 5 December 2024

144 Winchester Crescent, Cooks Gap, NSW, 2850

Bedrooms: 7

Bathrooms: 3

Parkings: 10

Type: Rural



Alyse Pilley
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TWO HOUSES ON 25 ACRES

Situated just 25 minutes North of Mudgee's CBD, this exceptional 10.12 ha (25 acres) property features two excellent homes, stunning views, loads of improvements and a great small farm. The perfect opportunity for large families with second accommodation or lease both out, the possibilities are endless.

House 1:

- Four bedrooms each with built-in robes and ceiling fans plus a study or 5th bedroom
- Main bedroom features walk in robe and en-suite
- Open plan kitchen and dining area with split system air conditioning
- Spacious living area with wood fire heating
- Three-way bathroom offering all the essentials
- Wrap around verandah with stunning views of the surrounding countryside
- Rental potential of \$750-800 per week

House 2:

- Three-bedroom brick veneer home
- Two of three bedrooms have built in robes
- Open plan kitchen and dining area
- Light filled living area with ceiling fan and a split system air conditioner
- Ceiling fans throughout to stay comfortable year-round
- Covered verandah with incredible views of the surrounding countryside
- Rental potential of \$500 -550 per week

Extras:

- Large triple garage shed with carport, double bay shed and two additional garden sheds
- Original stables
- Excellent tank water storage, over 300,000 litres
- Fully fenced into 6 large paddocks and 7 smaller paddocks including a round yard
- Fully equipped bore to cater for all your water needs
- Mature orchard containing a large variety of fruit trees and a vegetable garden

Do not miss this outstanding opportunity to own a slice of Mudgee's paradise, call Alyse Pilley on 0421 648 155 or Annie Christensen on 0476 787 380.