

**1446 Yarrabin Road, Yarrabin, NSW, 2850**



**Sold Rural**

Thursday, 5 December 2024

1446 Yarrabin Road, Yarrabin, NSW, 2850

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Rural**

## **ONLY 25 MINUTES FROM MUDGEES WITH CREEK FRONTAGE**

Discover the serenity of rural living just a short 25-minute drive from Mudgee. Featuring a charming 2-bedroom cottage, surrounded by serene countryside. Whether you're in search of a peaceful countryside escape, a lifestyle property, or the perfect place to call home, this property has a lot to offer.

- Spacious two-bedroom cottage, perfectly situated on 49ha approx. of timbered countryside
- Light filled open plan, kitchen, dining and living area rural views
- Climate control is catered for with split air-conditioning and woodfire heating
- Bathroom with shower and vanity, plus outhouse
- Multiple undercover entertaining area ideal for entertaining or serenity check
- Water is catered for with Leaning Oak creek frontage, two dams plus 15,000L of fresh rainwater storage
- Perfect for horse riding, motor bike riding, hunting and shooting

Bonuses include tar road access, mains power, olive trees, shipping container, mobile phone reception and mail delivery.

Embrace the perfect blend of tranquility and convenience in this serene retreat. Don't let this opportunity for the finest rural living pass you by! Contact David Goldring on 0426 251 981 or Jessika Weatherall on 0488 386 493 to arrange your inspection.