

**94 Buckaroo Ln, Buckaroo, NSW, 2850**



**Sold Rural**

Thursday, 5 December 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Rural**



Andrew Palmer

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## STUNNING ACREAGE ONLY 8 MINS FROM TOWN

Discover the possibilities at 94 Buckaroo Lane, a charming country cottage set on 16.47 hectares (40 acres approx.) of prime grazing land. Located just 8 minutes from Mudgee's CBD, this property offers a unique chance to create your dream rural escape. Whether you're looking for a peaceful retreat or an investment in country living, this is an exceptional opportunity to make it your own.

- Three bedroom brick veneer residence
- Main bedroom features a walk in wardrobe and modern ensuite
- Offering multiple living areas, ideal for the growing family
- Open plan kitchen and dining with ample storage
- Main bathroom with separate W/C
- Climate control is catered for with split system air conditioning and ceiling fans
- Additional sewing room or study
- Single garage with internal access
- Fenced house yard with a variety of established fruit trees
- 4-bay open shed (approx 11mx6m), 2 stables, tackle room and original timber cattle yards
- Water is plentiful with 35,000L fresh water storage, 2 dams and unequipped bore
- Level 16.47ha (approximately 40 acre) block, fully fenced with established trees
- Zoned R5, this property unlocks a range of possibilities for tourism and agricultural ventures (STCA)
- Dual street frontage from Buckaroo Lane (tar sealed) & Buckaroo Road

Now is the time to embrace the idyllic rural lifestyle you've always dreamed of. Brimming with potential, this rare opportunity won't last long! Contact Andrew Palmer 0416 153 471, Sara Perry 0400 859 593 or Olivia Dwyer 0400 859 593 to arrange your private inspection.