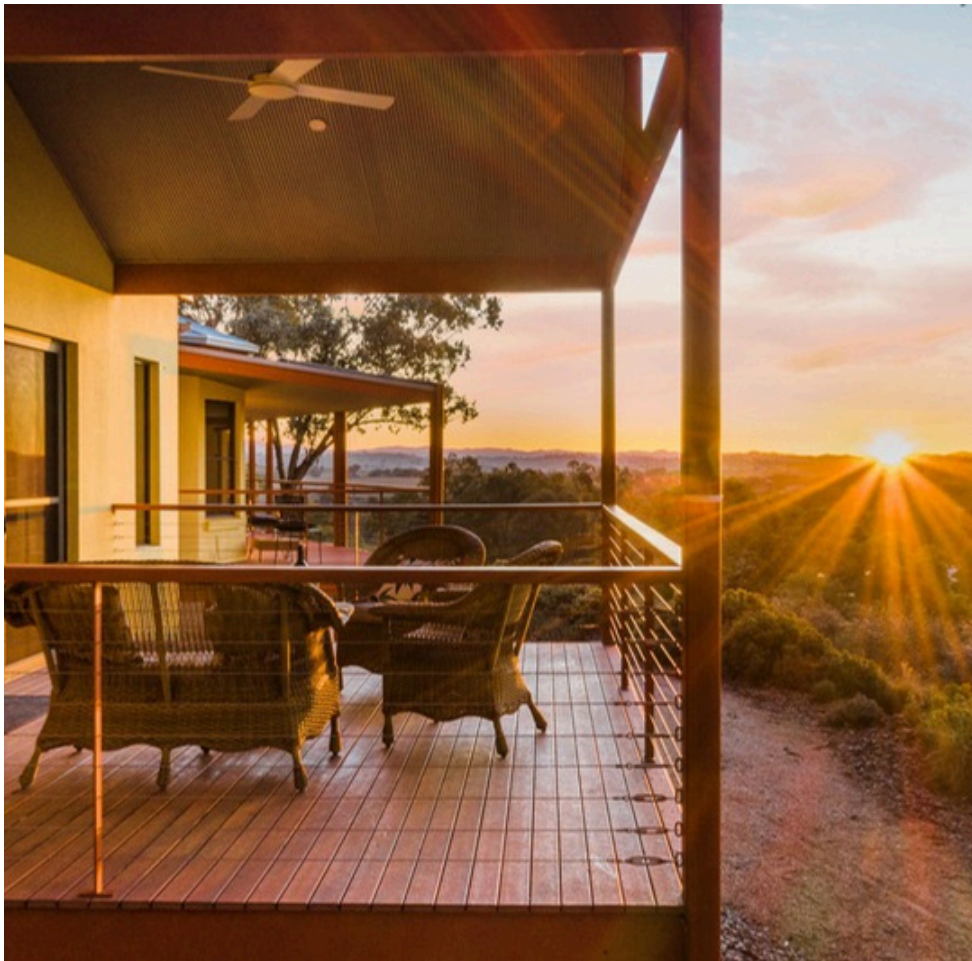




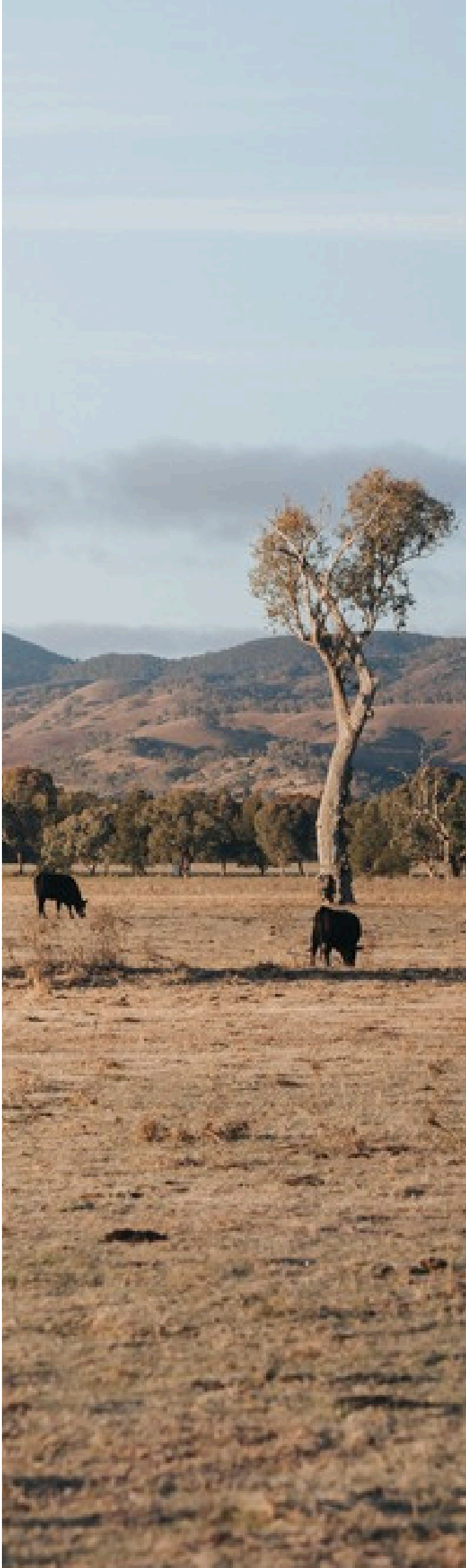
Property Guide

Mudgee Small Farm Field Days

McGrath
Rural

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Visit us at

Mudgee Small Farm Field Days 2026

McGrath Rural and Lifestyle property specialists will again be available at Site 390, for the fourth year running, at the Mudgee Small Farm Field Days to help in the sale and purchase of Lifestyle and Rural property.

Significant life events result in big decisions and that often involves buying and selling property. Maybe you are considering a new job or a complete career change, even a 'Tree Change'. Upsizing or downsizing, investment or owner occupying, our team can help you navigate the big decisions with knowledge, gentle guidance, and care.

"In times of some uncertainty for buyers and sellers in the market, it makes sense to engage and gather as much information as possible to help make the right decision for our customer. It's easy to assume that the market conditions, well reported in the Sydney market, are reflective of the market conditions all over, however this is just not the case. Our market is busy and it's a good time to be considering transacting property if it is the right time for you."

- Stewart Adlington, Director of McGrath Rural and Lifestyle.

Call at Site 390 to see our team of property specialists from our Lithgow, Rylstone and Mudgee offices who will be on hand to discuss current buying opportunities, and the steps and support available to help you get from 'now', to where you want to be.



McGrath
Mudgee | Rylstone | Lithgow | Rural



74 Tuckermans Road Mudgee

Architectural luxury on 25
acres - just 6km from Mudgee

4 | 2 | 3
Beds | Baths | Cars

10.1
Approx. Hectare

Positioned in an elevated location just six kilometres from the heart of Mudgee, this breathtaking lifestyle property offers the perfect balance of space, serenity, and architectural sophistication. Set on 25 acres of highly usable land with sweeping panoramic views, this recently renovated, architecturally designed residence is a masterclass in light, proportion, and style.

- Solar-passive design, expansive open-plan living spaces with natural light
- Underfloor heating, ducted reverse-cycle air conditioning, and a 4.8kW solar system
- Functional cattle yards and crush as well as a large steel shed with power, ample garaging
- Reliable water supply from an equipped bore, a dam, and 185,000L of water storage

For Sale
\$2,150,000 - \$2,250,000

Adam Woods
0409 721 703

Jessica Martens
0499 777 733



914 Queens Pinch Road Mudgee

Kia Ora homestead

4 | 2 | 4
Beds | Baths | Cars

16
Approx. Hectare

Nestled in the serene countryside just 15 minutes east of Mudgee, Kia Ora Homestead offers an exceptional blend of timeless character and modern comfort. This beautifully renovated brick homestead sits on 40 acres of fertile land, providing the perfect setting for a relaxed rural lifestyle. With outstanding infrastructure, including abundant water supply, substantial shedding, and even self-contained guest accommodation, this property is ideal for families, hobby farmers, or those seeking a peaceful retreat with all the conveniences of modern living.

- Sparkling inground pool surrounded by established shade trees and district views
- 40 acres (16ha) of fertile, well-fenced land with an excellent water supply
- Expansive 35m x 5m machinery shed, including self-contained guest accommodation
- Three bores (two equipped) with abundant water, reticulated across the property
- Substantial shedding near the home, including a man cave and open parking

**For Sale via
Expressions of Interest**

**Adam Woods
0409 721 703**

**Jessica Martens
0499 777 733**

204 Uamby Road Gulgong 'Denerry Vale'

3 | 2 | 4
Beds | Baths | Cars

108.1
Approx. Hectare

Set along the banks of the Cudgegong River, 'Denerry Vale' is a remarkable 108.1 hectare (267 acres) holding offering a perfect balance of productivity, privacy, and lifestyle appeal.

For Sale
Offers Over \$1,650,000

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220



Lot 65, 4780 Ilford Sofala Road Sofala Spectacular valley views

78.56
Approx. Hectare

Set across approximately 78.56 hectares (194 acres), this impressive rural property delivers the perfect blend of privacy, natural beauty, and lifestyle opportunity.

For Sale
Offers Over \$800,000

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220



44 Tierney Lane Mudgee

Luxury living meets
strong returns

8 | 7 | 8
Beds | Baths | Cars

9.4
Approx. Hectare

The property features a private residence with extensive accommodation and living space, blend of lifestyle, luxury, and income potential.

For Sale
Offers Over \$1,990,000

Stewart Adlington
0400 890 432
Mackenzie Andriske
0499 550 220



Lot 1, Black Springs Road Mudgee

Golden Triangle
opportunity

20
Approx. Hectare

Perfectly positioned just 6km from Mudgee's CBD, this rare holding sits within the region's renowned Golden Triangle – combining rural serenity, strategic accessibility, and proximity to the area's most celebrated vineyards, cellar doors, and visitor attractions. An exceptional blank canvas with enormous potential.

For Sale
Guide \$1,100,000

Adam Woods
0409 721 703





639 Castlereagh Highway Mudgee Harrowfield

7 | 4 | 3
Beds | Baths | Cars

30
Approx. Hectare

Set across 72 breathtaking acres just 7km from the vibrant township of Mudgee, Harrowfield is an extraordinary estate offering the perfect fusion of luxury living, income potential, and rural charm. Whether you're looking to embrace the peace and privacy of country life, generate income through established short-term accommodation, or both, Harrowfield offers unmatched versatility. With a primary homestead, a stylish two-bedroom cottage, and a beautifully converted historic church studio.

- Sprawling 72-acre estate with 650m of Cudgong River frontage
- Energy efficient back-to-grid solar system and fully irrigated low-maintenance gardens
- Water security with 250,000L water storage and a water license for river access
- Large 10m x 12m machinery shed and tar-sealed road access to Mudgee
- Excellent agricultural infrastructure including new steel cattle yards, olive grove, and 5 well-watered paddocks

For Sale
\$3,500,000

Adam Woods
0409 721 703

Jessica Martens
0499 777 733



405 Lowes Peak Road Mudgee

Lovely views, open space

5 | 3 | 4
Beds | Baths | Cars

13.87
Approx. Hectare

Escape to pure country bliss with this exceptional lifestyle property, perfectly positioned just 15 minutes north of Mudgee on a quiet, scenic country lane. Tucked away on 13.87 hectares (approx. 34 acres) of wide open space, this unique property offers a peaceful sanctuary for your family. From the moment you arrive, you will be captivated by the lovely rural views and the sense of freedom that only acreage living can provide.

- A beautiful timber verandah wraps around the front of the home
- Sun drenched, open plan living and dining zones with seamless outdoor flow
- Large sparkling swimming pool ready for the warm summer months
- Exceptional water security with Cooyal Creek frontage, dams, and ample rainwater tank storage
- Detached, self-contained one-bedroom granny flat with full kitchen, living area, and bathroom
- Large open-bay shed with concrete floor and mains power connected

For Sale
\$1,150,000

Adam Woods
0409 721 703

Harrison Hopkins
0499 777 722

345 Bylong Valley Way Mudgee

Bylong Valley
lifestyle & events

5 | 7 | 8
Beds | Baths | Cars

39.75

Approx. Hectare

Set among picturesque rolling hills and nearby mountains, 345 Bylong Valley Way offers a rare opportunity to secure a rural lifestyle property with income potential and exceptional event-hosting facilities.

For Sale
Guide Above \$2,000,000

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220



705 Springfield Lane Gulgong

Elevated grazing &
lifestyle acres with
dwelling entitlement

14.84

Approx. Hectare

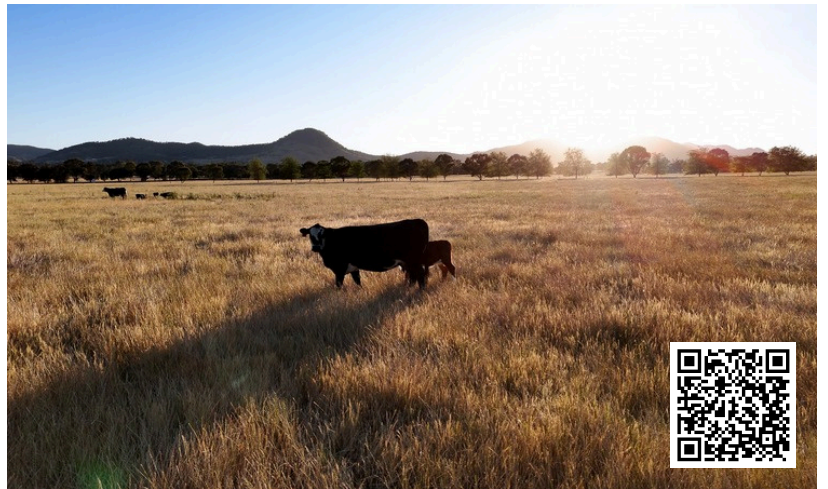
Set on approximately 14.84 hectares (36.65 acres) and located only moments from the heart of Gulgong, this versatile parcel of land offers the perfect balance of rural space and town convenience.

Auction 14 August
Guide \$650,000

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220





Lawson Estate Mudgee

Secure your five-acre future in Lawson Estate

2

Approx. Hectare

Lawson Estate introduces a rare opportunity to secure expansive five-acre (2ha) parcels on Mudgee's tightly held town fringe. Designed for those seeking space, privacy and long-term lifestyle value, this exclusive rural-residential release offers the freedom of country living without sacrificing everyday convenience.

- Rare 5-acre (2ha) allotments, first released in over 10 years
- Complete with power, water and NBN connections
- Landscaped, sealed internal roads throughout the estate
- Elevated setting with expansive district views to Mt Frome
- Sought-after rural-residential feel on Mudgee's town fringe
- Walking distance to St Matthews Secondary Campus
- Just five minutes to Mudgee's CBD, schools and amenities

For Sale
From \$695,000

Adam Woods
0409 721 703

Jessica Martens
0499 777 733

5093 Castlereagh Highway Capertee

Tree change
lifestyle opportunity

40

Approx. Hectare

Escape the city and embrace a tree-change lifestyle with this outstanding 40-hectare (100-acre) rural property in the Lithgow region, featuring highway frontage, dwelling entitlement, and mains power connected.

For Sale
\$695,000

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220



1127 Goolma Road Gulgong

Spacious family living
meets lifestyle acreage

4 | 1 | 5
Beds | Bath | Cars

15.46

Approx. Hectare

Set in a peaceful rural setting, this impressive 15.46-hectare (38.2-acre) property offers the perfect blend of lifestyle, comfort, and productivity in a convenient location.

For Sale
Over \$1,100,000

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220



318 Beragoo Road Mudgee

The perfect weekend escape

2 | 1

Beds | Bath

10

Approx. Hectare

Set across approximately 10 hectares of picturesque bushland, this charming rural retreat offers the perfect opportunity to escape the hustle and enjoy your own private weekend.

For Sale
Offer over \$495,000

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220



261 Mossy Rock Lane Rylstone

A rare chance to secure a private slice of country

3 | 2

Beds | Baths

48.5

Approx. Hectare

Completely off-grid rural escape offering true country living, space, and privacy between Mudgee and Rylstone. Set on a peaceful rural holding, it combines a shed-style family home with a separate tiny home, creating a flexible lifestyle or income opportunity.

Auction
14 August

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220





499 Mebul Road Gulgong Jamaica Park

4 | 3 | 4
Beds | Baths | Cars

501
Approx. Hectare

Set in the tightly held Goolma district, Jamaica Park is a highly regarded and well-improved 1240-acre (501ha) holding, offering scale, water security, and infrastructure to support serious grazing or mixed farming - tar-sealed road frontage, just 45km from Mudgee and 20km from Gulgong.

- 240 acres (approx. 501ha) subdivided into 26 paddocks plus holding yards
- Estimated carrying capacity of around 200 cows
- Approx. 450 acres of arable land for cropping or pasture improvement
- Equipped bore, 16 dams, Mebul Creek frontage and 9 water tanks
- 31m x 27m temperature-controlled shed with six growing rooms and office
- 8m x 12m steel-framed two-stand shearing shed and workshop
- 32m x 12m hay shed, steel cattle yards with crush and loading ramp
- Two grain silos, one seed silo, mains power and back-up generator

For Sale
Offers Over \$3,500,000

Adam Woods
0409 721 703

Stewart Adlington
0400 890 432

Lot 1, 312

Castlereagh

Highway Mudgee

Prime rural setting

20

Approx. Hectare

Set in a picturesque location just 3km from Mudgee where you will enjoy the peace and privacy of rural living just minutes from the conveniences of town. This prime 50 acre property also comes with the security of a 30 megalitre irrigation license, fertile river flats suited to pasture production or grazing and excellent fencing.

For Sale
\$800,000 - \$850,000

Adam Woods
0409 721 703

Harrison Hopkins
0499 777 722



934 White Cedars

Road Mudgee

Escape & explore

40

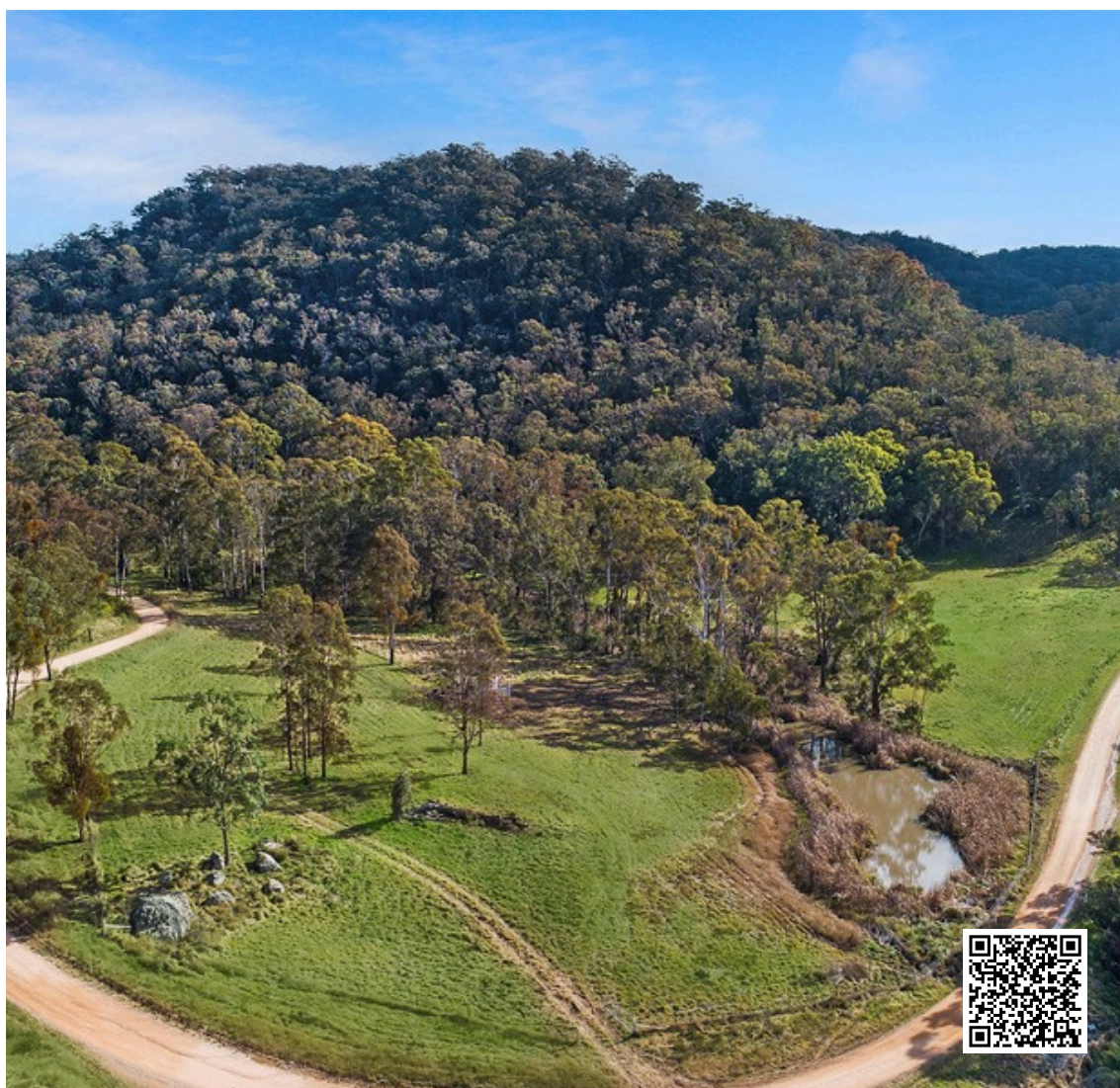
Approx. Hectare

Set in the peaceful Totnes Valley, with Wollar Creek winding through the property, a charming log cabin already in place and a balance of open grazing country and natural bushland, it's a property that lends itself to both relaxation and adventure.

For Sale
Marekt Preview

Adam Woods
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Harrison Hopkins
0499 777 722





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