



McGrath Rural

Property Guide



McGrath Rural: Your Partners in Central Tablelands' Rural & Lifestyle Real Estate

McGrath Central Tablelands are leaders in rural & lifestyle real estate in the Mudgee region & beyond, providing expert advice on all areas of rural living.

Whether you're considering purchasing a rural getaway or investment property, or embarking on a career change into the rural space, the McGrath Rural team is here to help you take the next step with confidence.

McGrath Rural Director, Stewart Adlington, said: "For many people considering a rural move, there are aspects they may not have thought about. When we assist buyers, it's not just about finding the perfect property; it's about providing additional support on all aspects of rural living. From securing a new Property Identification Code (PIC) and buying

livestock, to sourcing help for spraying weeds, finding fencing supplies, and recommending local builders, our goal is to build long-term relationships, creating clients for life. Many clients continue to seek our support long after their purchase, and we're always happy to help. it's simply what we do."

The annual Mudgee Small Farm Field Days are a highlight for many local rural landowners, offering an opportunity to explore new technology,

machinery, and tools, and connect with various support services. The McGrath Rural team will be available to offer guidance on rural subdivisions, property preparation for future sale, & insights into the thriving local rural real estate market.

Visit McGrath Rural at Site 390 to discuss the benefits of moving to the Mudgee region & investing in a rural property. We're here to help guide you home...

“ We've built a team of experienced rural specialists to represent the McGrath Rural brand across the Central Tablelands. We pride ourselves on delivering exceptional, professional service for our clients. ”

Stewart Adlington – Director, McGrath Rural Central Tablelands

McGrath Rural



124 Snakes Creek Road Mudgee

Hidden Valley - style,
sophistication & scale

6 | 5 | 8
Bed | Bath | Car

For Sale
Offers Over \$4,900,000

Nestled in the prestigious Eurunderee district, just minutes from Mudgee township, "Hidden Valley" represents a rare confluence of architectural excellence and agricultural productivity. This magnificent 350-acre property, built in 2023, has been meticulously designed to blend opulence with practicality.

- 50-acre centre pivot irrigation plus 50-acre hard hose irrigation system
- Complete stock handling facilities with yards suitable for both sheep and cattle
- Gourmet French oak and marble kitchen with premium Smeg appliances
- Self-cleaning heated pool with adjacent alfresco entertaining area

Adam Woods
0409 721 703

Katherine Croake
0484 873 677

914 Queens Pinch Road Mudgee

Kia Ora Homestead

4 | 2 | 4
Bed | Bath | Car

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.

For Sale
Offers Over \$2,000,000

Adam Woods
0409 721 703

Jessica Martens
0499 777 733



2515 Nullo Mountain Road Rylstone

High country getaway

1 | 1 | 2
Bed | Bath | Car

Imagine owning a piece of paradise in one of the most stunning natural settings, where cool summers and winter wonderlands awaits. Located at approximately 1,000 metres above sea level in the picturesque Nullo Mountain region, this 36.42-hectare parcel of land offers a rare chance to invest in both your dream lifestyle and the environment.

For Sale
Offers Over \$595,000

Stewart Adlington
0400 890 432



52 Lue Road Mudgee

Rural riches,
urban convenience

4 | 3 | 3
Bed | Bath | Car

Discover the perfect blend of rural charm and modern luxury with this exceptional 50-acre property, nestled in prime river flats. Boasting a generous 120 megalitre water license and two pivot irrigators, it's a farmer's dream come true.

For Sale
Offers Over \$3,850,000

Adam Woods
0409 721 703

Katherine Croake
0484 873 677



51 Woorawa Road Mudgee

Lifestyle/ tree
change / getaway
property

4 | 2 | 6
Bed | Bath | Car

This stunning 10.18-hectare (25.16-acre) lifestyle property, zoned Large Lot Residential, offers the ideal tree-change, getaway, or rural living opportunity. Tucked away on a quiet, council-maintained country road, it provides exceptional privacy and tranquility.

For Sale
Offers Over \$990,000

Stewart Adlington
0400 890 432





833 Triamble Road Mudgee

‘Toonbala’ - lifestyle opportunity
in a peaceful location

4 | 2 | 5
Bed | Bath | Car

For Sale
Offers Over \$1,250,000

This stunning rural property offers the perfect blend of comfort, functionality, and lifestyle on 106.8 hectares (263.9 acres) of gently undulating to rolling grazing country.

- Wrap around verandahs and timber deck to all sides with additional covered entertaining area under the main roof
- Ample stock water supply from 3 dams, and 2kms of Willerang Creek frontage
- Domestic water supply from 2 x 22,000L rainwater tanks and the yard from an electric pressure pump equipped bore on timers and a Envirocycle septic system
- All-year-round comfort with air conditioning and a cosy slow combustion wood fire

Stewart Adlington
0400 890 432



**3022 Glen Alice
Road Rylstone**

100 acre quality land
with DA
approval to build

For Sale
Offers Over \$650,000

Stewart Adlington
0400 890 432



**1443 Ulan Road
Mudgee**

Bushland
masterpiece
with views

For Sale
\$1,750,000

6 | **2** | **2**
Bed | Bath | Car

Adam Woods
0409 721 703

Jessica Martens
0499 777 733



**107 Rockford
Lane Mudgee**

Discover “Billagal”
a unique rural
retreat

For Sale
Offers Over \$850,000

3 | **2** | **2**
Bed | Bath | Car

Adam Woods
0409 721 703

Harrison Hopkins
0499 777 722



**2 Suzanne Road
Gulgong**

Tranquil off-grid
escape

For Sale
\$600,000 - \$640,000

2 | **1** | **2**
Bed | Bath | Car

Adam Woods
0409 721 703

Harrison Hopkins
0499 777 722



**90 Winchester
Crescent Mudgee**

Blank rural canvas

For Sale
Offers Over \$490,000

1
Car

Adam Woods
0409 721 703

Harrison Hopkins
0499 777 722



**389 Upper Nile
Road Rylstone**

Wollemi - Eurella
eco subdivision

For Sale
\$875,000

Stewart Adlington
0400 890 432



**64 Rocky Glen
Lane Mudgee**

Curragundi -
Premium rural
estate

For Sale
\$2,500,000

4 | **2** | **2**
Bed | Bath | Car

Adam Woods
0409 721 703

Jessica Martens
0499 777 733



**Lot 1/86 Carwell
Street Rylstone**

One acre block.
Lovely country
views

For Sale
Market Preview

Stewart Adlington
0400 890 432



**1625 Hill End
Road Mudgee**

Rural living awaits

For Sale
Offers Over \$550,000

Hamish Rowe
0428 021 114

108 Hearne Lane Mudgee

Privacy, peace
& quiet.

Valley views

3 | 2 | 3
Bed | Bath | Car

Getaway to the perfect 40 hectare (100 acres) rural lifestyle property, comprising two adjoining titles. Located at 900 metres above sea level and with an average annual rainfall of 900mm, the land is well-suited for small-scale grazing and recreational use.

For Sale
Offers Over \$900,000

Stewart Adlington
0400 890 432



1996 Lower Piambong Road Mudgee

Where life unfolds

6 | 3 | 4
Bed | Bath | Car

Where stillness greets each morning and the horizon stretches endlessly, a better way of living begins. Stone Ridge, set on 72 arable acres just 25km from Mudgee, this exceptional rural holding offers the perfect blend of lifestyle and productivity.

For Sale
Market Preview

Adam Woods
0409 721 703

Jessica Martens
0499 777 733



50 George Campbell Drive Mudgee

A signature Mudgee holding - Augustine Estate

Situated less than 5km north of Mudgee, Augustine Estate offers a rare 70-acre (28.61ha) opportunity to acquire a property rich in both history and commercial potential. Originally developed as a vineyard in the late 1800s by the distinguished Dr. Thomas Fiaschi (retired Brigadier-General and pioneering medical officer), the estate now operates as a successful wedding and function centre with a leased cellar door restaurant.

For Sale
Offers Over \$1,950,000

Adam Woods
0409 721 703

Jessica Martens
0499 777 733



938 Pyangle Road Rylstone

Unique home with guest cottage in tranquil setting

6 | **4** | **6**
Bed | Bath | Car

This property is a must-see for buyers seeking a sustainable eco wilderness escape set on 400 hectares. There are 2 residences - the homestead and guest quarters across the courtyard, and a separate 2nd cottage. Constructed by local artisan builders, the craftsmanship must be seen to be appreciated.

For Sale
Offers Over \$2,000,000

Stewart Adlington
0400 890 432



312 Castlereagh Highway Mudgee

Elegant country
lifestyle property
with working farm

4 | 2 | 9
Bed | Bath | Car

“Wallinga Creek” - an exceptional country lifestyle property with working farm, located just 3km from Mudgee. Set on 59.87 acres of prime agricultural land with full complement of farm infrastructure, this is an incredible opportunity to live your rural dream.

For Sale
\$3,800,000

Adam Woods
0409 721 703

Katherine Croake
0484 873 677





109 Tinja Lane Mudgee Evamor Valley

4 | 3 | 4
Bed | Bath | Car

Presenting a rare opportunity to acquire 84 acres (34.3ha) of prime farmland on the edge of Mudgee, Evamor Valley offers an extraordinary blend of luxury country living and established income streams.

- Six luxury glamping suites generating approximately \$200,000 annual gross income
- Resort-style pool with travertine surrounds and multiple entertaining areas
- Exceptional water security with 32ML high-security entitlement and equipped 3-phase pump
- Sophisticated stone kitchen with butler's pantry, waterfall edge, and premium appliances

For Sale
EOI - Contact Agent

Adam Woods
0409 721 703

Katherine Croake
0484 873 677

4679 Glen Alice Road Glen Alice

Luxe eco living,
two dwellings

6 | 4 | 6
Bed | Bath | Car

Escape the ordinary with this unique property where rural elegance meets eco luxe living, in the magnificent Capertee Valley. Set on 95 acres, "Glenbrook" offers a high-spec, modern strawbale main residence and a second spacious home. This is the ideal private haven with stunning escarpment views.

For Sale
Offers Above \$2,000,000

Stewart Adlington
0400 890 432



321 Tinja Lane Mudgee

Mudgee's finest
land offering

Superbly located just 5.5km from the Mudgee town boundary, this 20.3Ha (50.1 acres) offers the perfect balance of convenience and serenity. Enjoy breathtaking panoramic views over the township and surrounding hills while embracing a peaceful, private setting. With fertile, gently undulating land, an established irrigation license, and proximity to renowned cellar doors, this property presents endless possibilities for a boutique farming, viticulture, or a stunning country retreat.

For Sale
\$1,100,000

Adam Woods
0409 721 703
Katherine Croake
0484 873 677



858 Bonds Road Mudgee

Spacious
acreage retreat

3 | **1** | **10**
Bed | Bath | Car

Just a short 12km drive from the quaint village of Hargraves in the Central Tablelands, "Biara" offers 281 hectares of predominantly timbered land with around 40 acres previously cleared. The property includes an existing home and substantial shedding.

For Sale
\$865,000

Stewart Adlington
0400 890 432



Standard Avenue Kandos

Semi-rural
building blocks

An excellent opportunity to secure outstanding value building blocks in a quite, village-edge location. Priced at \$60,000 per lot. Open to offers for multiple lot purchases. Largely level lots offer sealed street frontage with a desirable south-facing aspect, the blocks are well-positioned and benefit from access to services, with power and sewer located just across the street.

For Sale
\$60,000

Stewart Adlington
0400 890 432





639 Castlereagh Highway Mudgee Harrowfield

7 | 4 | 3
Bed | Bath | Car

Set across 72 breathtaking acres, just 7km from the vibrant Mudgee township, Harrowfield is an extraordinary estate, offering the perfect fusion of luxury living, income potential and rural charm.

Framed by sweeping views of the Cudgegong River and surrounding ranges, this remarkable property features three distinct residences, a suite of high-end amenities, and premium agricultural infrastructure, making it ideal for lifestyle seekers, investors, or multi-generational living. Enjoy three separate dwellings - a luxurious homestead, a guest cottage, and a charming, converted church studio.

The property also offers water security, with 250,000L water storage and a water license for river access, along with excellent agricultural infrastructure, including new steel cattle yards, olive grove, and five-well watered paddocks.

**For Sale via
EOI Closing 8th August**

**Adam Woods
0409 721 703**

**Katherine Croake
0484 873 677**



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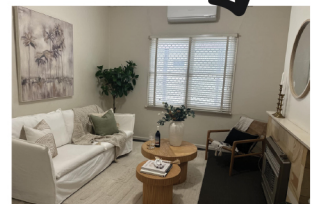
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“

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— Recent Client

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THE CENTRAL WEST**

Central Tablelands

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Rylstone

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