

LANDMARK POSTCODE

2850



Lawson Park down by the Cudgegong River.
Image courtesy of the Mudgee Region Tourism Inc.

Story: Sheryl Allen

LOCATION: Mudgee
3.5 hours north west of Sydney

POPULATION: 8,600

INDUSTRIES: Agriculture, viticulture, mining, tourism

CLIMATE: Temperate
Summer: 15.5°C – 31.0°C
Winter: 1.3°C – 14.4°C
Rainfall: 674mm

Mudgee is a place of contradictions – a dynamic, enigmatic regional centre where you should expect the unexpected.

This is old gold mining country and a fast-developing modern coal mining region.

It's a traditional superfine wool district with a vibrant emerging viticulture reputation.

It's a place to escape the city bustle, yet boasts all the services you'll need in terms of education, health, administration, retail and hospitality.

Its population has grown over each of the last two census measurements, defying the trend for the rural mid-western region.

According to Landmark's Robert Moncrieff, there is no real mystery here. "Mudgee is not just a great place to live; it has long been a popular country holiday destination thanks to its heritage architecture, relaxed rural feel and pleasing sense of space. Today it continues to cater for a large and growing tourism sector."

Now visitors also seek out the gourmet delights of more than forty winery cellar doors

and the many restaurants and cafes that have developed around the burgeoning Central Ranges Wine Region.

"There's a tremendous range of land," explains Robert, "from rich river flats rising to some excellent grazing country to the world famous fine wool grazing country. The agricultural sector is based on a traditional mixed grazing community but then there's diversification into winegrape growing, olives, honey and cheese. Horse trainers and horse stud-owners are also attracted to the region."

Located in the Cudgegong River valley, Mudgee is surrounded by hills. Nearby Windamere Dam provides irrigation for a growing lucerne farming industry and more than 3,300 hectares under grape vines.

"The property market offers every shape, size and type of real estate you can imagine."

"There are literally thousands of 25-acre lifestyle blocks which have always been popular as weekenders for Sydneysiders and now are attracting their fair share of tree-changers. These vary enormously – some are fully serviced and others are without power or water."

"We've had town lots that beat the one million dollar mark and large rural holdings that exceed 10,000 acres."

Much of Mudgee's remarkable growth has been on the back of the expanding mining industry. There are now three major coal mines operating within half an hour, positively influencing property and rental demand, and of course local enterprises.

"And it's welcome," comments Robert. "Our businesses benefit enormously from economic flow-on from the mining workforce, many of who live in close proximity."

Mudgee is the administrative and service centre for the regional shire area, a population of around 19,000 which includes the settlements of Gulgong, Rylestone and Kandos. Gulgong, in particular, is a tourist destination in its own right – a history-rich gold mining town, renowned for being pictured on Australia's original ten dollar note.

Mudgee's own heritage streetscapes and spacious thoroughfares are a delight. There is a myriad of accommodation options with half a dozen recently opened, purpose-built B&Bs joining the many stately mansions that have been reborn as tourist accommodation.

Significant growth and opportunity, coupled with a relaxed lifestyle and true sense of rural Australia? Perhaps enigmatic. Definitely worth exploring.

CONTACT:

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PROPERTY GUIDE:

Residential: town block \$100,000 – \$150,000

Lifestyle: 25-acre improved property \$300,000 – \$600,000

Rural: Top quality grazing country \$1,200 – \$1,600 per acre

Rural: Lower-end grazing country \$300 – \$700 per acre