



## MUDGEES

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An amazing opportunity presents itself with the offering of this property comprising 1313m<sup>2</sup> approx.

Situated within walking distance of the bustling Mudgee CBD, this property would suit first home buyers or investors/developers alike.

The home is a three bedroom house with open plan living, functional kitchen and modern bathroom. There is a double carport for off street parking.

Street frontage as well as rear lane access combined with the large allotment size provides scope for future development (subject to council approval).

Realistically priced the property is sure to attract solid interest so act quickly to avoid missing out!

Full details contact Damian Kearns on 0418 205 551

**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5657571>