

9 Perry Street Mudgee NSW

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The historic Mudgee Guardian building occupies 730m2 of prime commercial land in Mudgee's vibrant CBD. An ideal commercial investment opportunity oozing character, space and unlimited potential.

Constructed circa 1859 and occupied by the Australian Joint Stock Bank, the substantial 2 storey brick building became the home of Mudgee's iconic news masthead in 1890 and has remained so for 129 years.

An expansive commercial office space occupies the ground floor, with an included fit-out, perfect for a professional services business. Upstairs is a large 3 bedroom apartment in need of renovation but ideal to create boutique CBD accommodation. Wide frontages to Perry St and Byron Place Carpark at the rear, plus vehicle access from Market St to on-site parking for 8 cars.

9 Perry St is a charming local example of Victorian Filigree architecture steeped in local history and ready for re-invention limited only by imagination. A rare opportunity to secure vacant freehold property, perfectly positioned in Mudgee's Commercial Core.

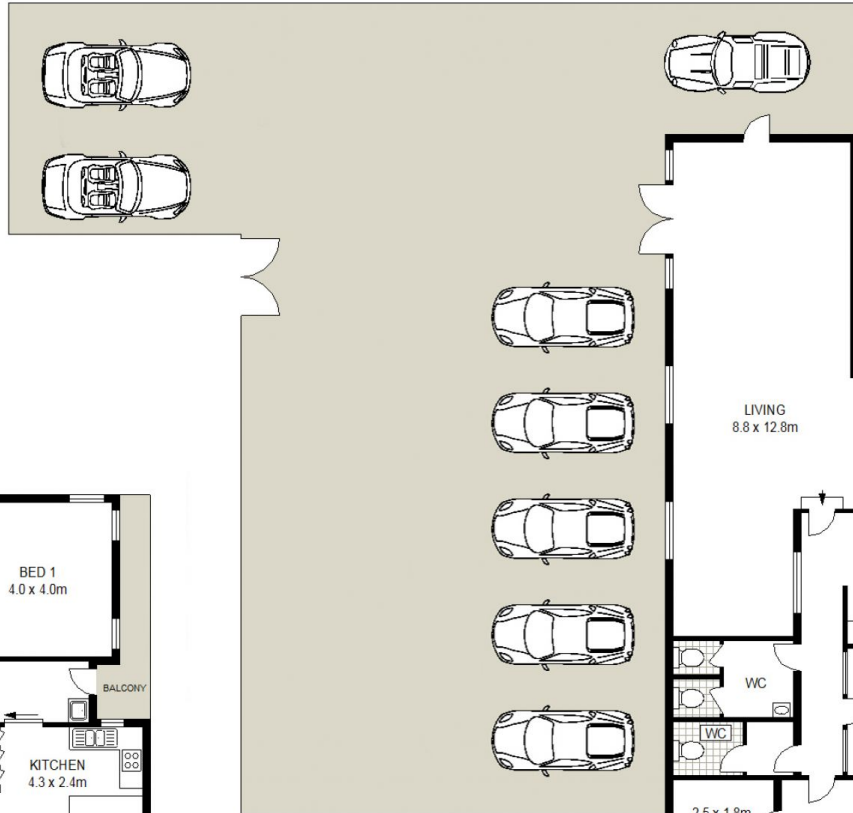
Price : \$ 950,000
Building Size : 451.26 sqm
Land Size : 730 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/commercial/offices/5659775>



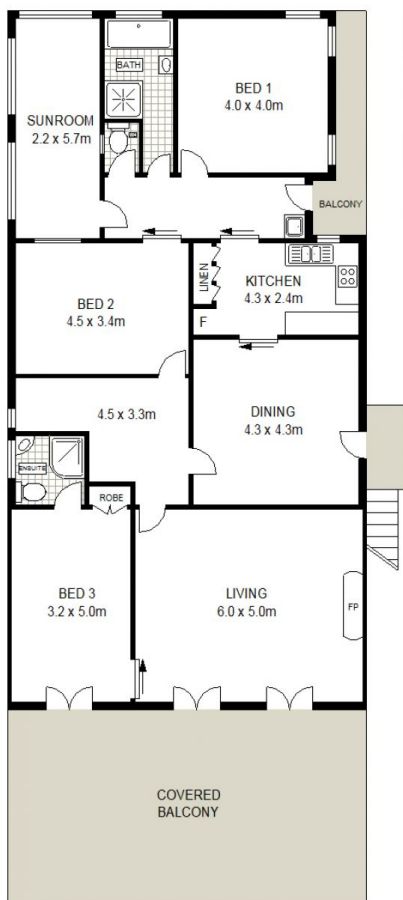
Andrew Palmer
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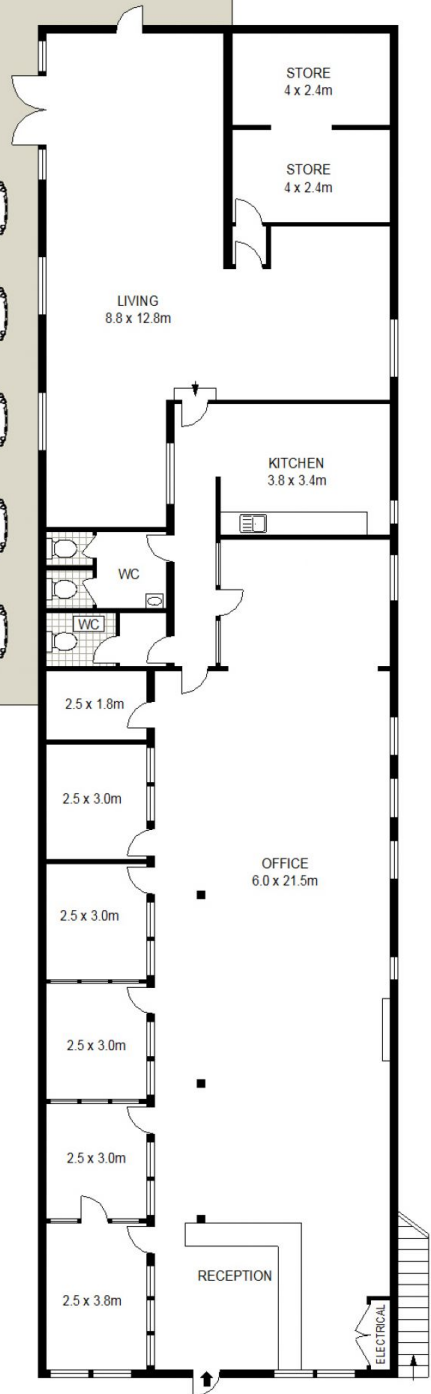
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GROUND LEVEL



UPPER LEVEL



9 PERRY STREET

MUDGE



Floor plans and rooms sizes are indicative only