



## 22 Lawson Street Mudgee NSW

1 2 10

Once the site of the Federal Brewery (home of the original Mudgee Ale), located two blocks to the East of Mudgee CBD and situated on an impressive 2,555sqm (approx), this is a property like no other and offers options for the savvy investor.

- Zoned R3 Medium Density Residential
- Leased retail premises with excellent exposure
- 8x Storage shed facilities
- Bathroom facilities available
- Massive 2,555sqm allotment with subdivision and development potential (STCA)

A very interesting opportunity which is sure to spark some interest, offered for Auction on Friday 23rd April at 58 Market Street, Mudgee (The Property Shop Auction Rooms) at 11AM.

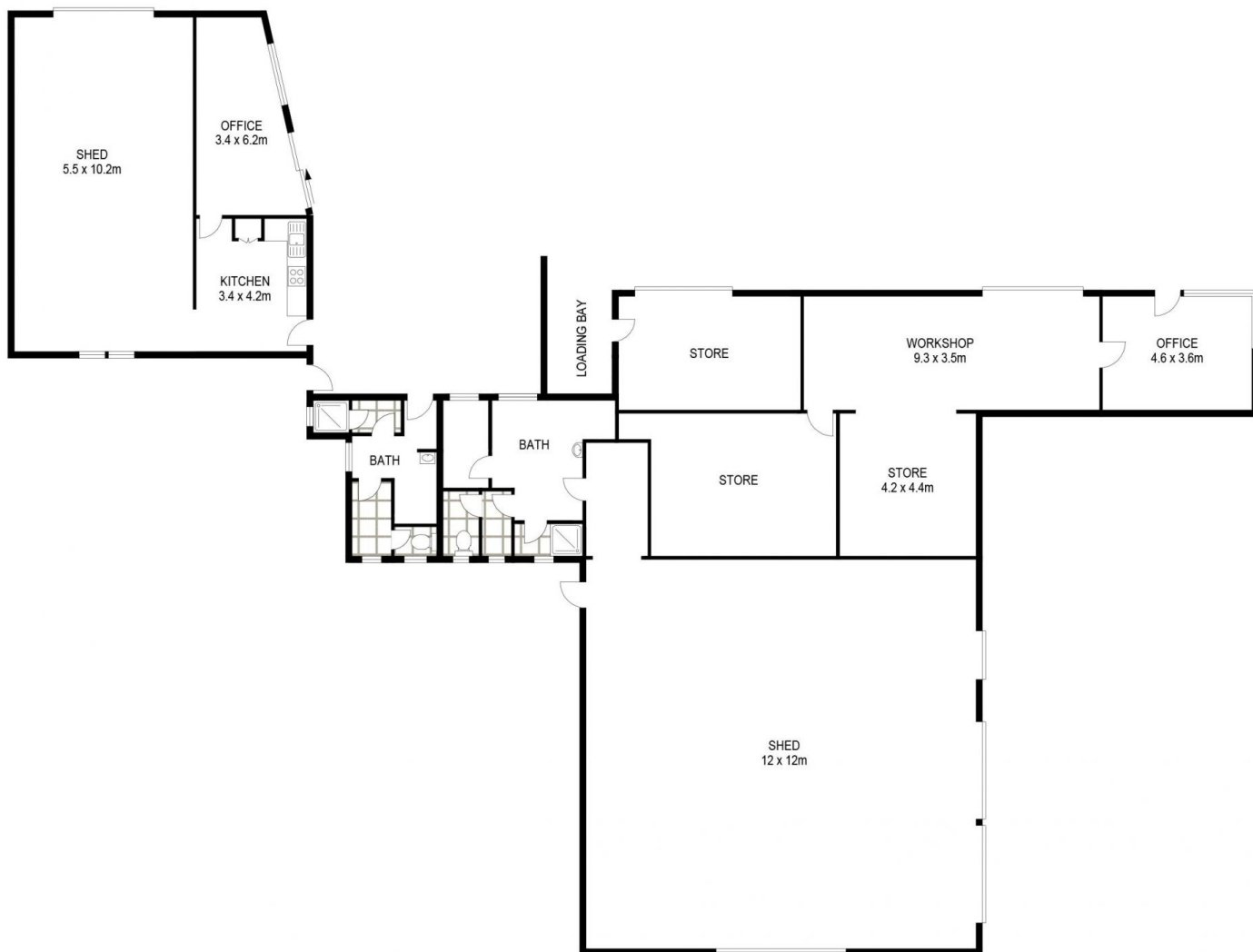
**Price** : \$ 1,450,000  
**Land Size** : 2555 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/block-of-units/6351517>



**Sara Perry**  
02 6372 2222



**Hugh Bateman**  
02 6372 2222

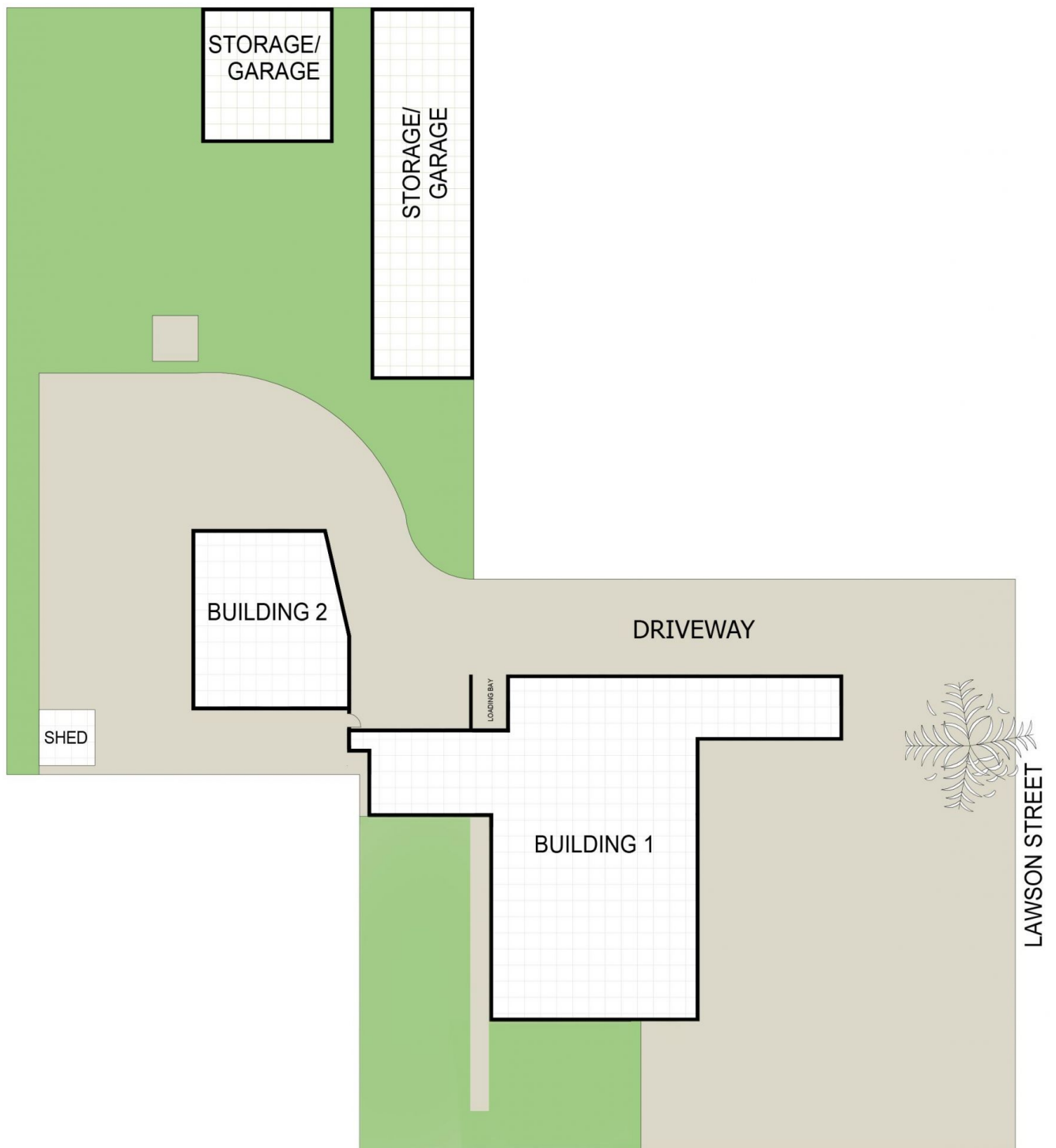


22 LAWSON STREET

MUDGEE



Floor plans and rooms sizes are indicative only



SITE PLAN

22 LAWSON STREET

MUDGE



Floor plans and rooms sizes are indicative only