



the property shop
by RE/MAX



99a Mortimer Street Mudgee NSW

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An incredible opportunity to secure an entire unit block of 6 apartments right in the heart of Mudgee's CBD. Fully tenanted, two story complex consists of 6 superbly renovated garden apartments, currently returning \$2,455 per week, with an approximate return on investment currently at 4.5% per annum gross.

Price : \$ 2,625,000
Land Size : 1500 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/block-of-units/7160538>

- 6 x 2 bedroom apartments generous size, built-in robes & new carpet
- Renovated bathroom with shower and vanity, plus own personal garden/yard
- All units have been upgraded internally with lovely modern finishes
- Spacious light filled formal lounge & dining with new flooring throughout
- All kitchens have updated appliances, electric cooking consisting of Caesarstone or vinyl bench tops
- Climate control is catered for with split A/C systems and ceiling fans
- All units have an internal laundry plus additional toilet
- Large level 1,500sqm block approx. Zoned R3 Medium Density Residential with main road exposure
- Quality tenants occupying all 6 units for a 6-12 month



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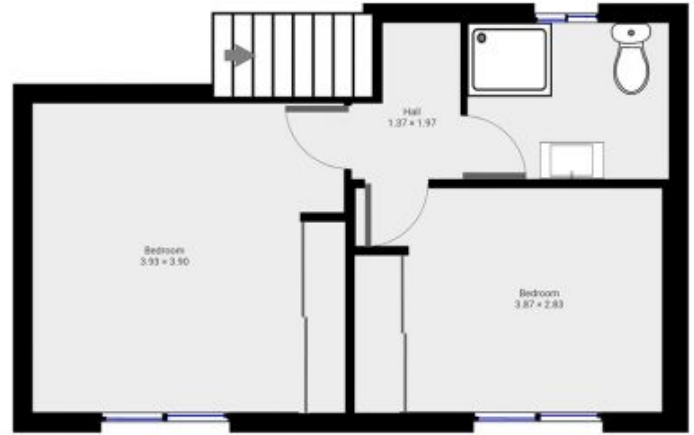
<https://www.thepropertyshop.com.au>

99a Mortimer St, Mudgee

Sample Unit Floorplan



Ground Floor



First Floor

Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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