



## 16 Sydney Road Mudgee NSW

Situated on Mudgee's highest exposure road on a huge 8328m2 block. Zoned B5 Business development - this block is ideal for subdivision, childcare facilities, an industrial park, or development and loads more (S.T.C.A) Opportunities like this are rare with prime Sydney road frontage

- Land size is approx. 8328m2 Zoned B5 Business Development
- Subdividable into four lots (S.T.C.A) minimum lot size 2000m2
- Existing Four bedroom one bathroom brick home
- Spacious open plan Kitchen and dining with high ceilings throughout
- Four excellent size bedrooms, original bathroom with shower and bath
- Commercial Tenancy returning \$953 per month
- Residential tenancy returning \$430pw
- Tenants willing to sign new leases if purchaser permits

An incredible opportunity to develop, subdivide or retire. To register your interest call David Goldring 0426 251 981 or Jessika Weatherall 0488 386 493.

**Price** : GUIDE \$2,200,000  
**Land Size** : 8328 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/commercial/development/7262635>



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