



**1663-1665 Windeyer Road Mudgee NSW**

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Established on 6225sqm (approx. 1.5acres) positioned in the quaint village of Windeyer only 30 minutes from Mudgee CBD and approx. 3.5hrs from Sydney. Offering three separate titles, this property boasts opportunities to rest, reside or subdivide (STCA).

**Price** : GUIDE \$310,000-\$340,000  
**Land Size** : 6225 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/land/7432138>

- Large level 6225sqm block fully fenced into two paddocks
- Single self-contained cabin with kitchenette, outside W/C & Solar
- Mains power close by, Telstra phone service & tar road frontage
- Large dam & rainwater storage
- Dwelling entitlement (STCA)
- Positioned on three separate titles this property has subdivision & development opportunities (STCA)



**Alyse Pilley**  
02 6372 2222



**Annie Christensen**  
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Delivering exceptional value with the potential for future improvements. This property provides the perfect blank canvas for a dream build, small hobby farm, weekend getaway. To arrange your own private inspection contact Alyse Pilley on 0421 648 155 or Annie Christensen on 0476 787 380 at The Property Shop