

MUDGEE CBD



### 7 Common Road Mudgee NSW

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Nestled amongst Mudgee's iconic rolling hills, with breathtaking views of Mudgee CBD. Established on four acres (1.58HA approx), this neat & tidy brick veneer home boasting potential for future subdivision only a short distance from town's convenience, shops, and local cafes. This property would suit a savvy investor, bnb extraordinaire, or simply enjoy the rural lifestyle whilst staying close to town.

**Price** : GUIDE \$880,000 - \$950,000  
**Land Size** : 1.58 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7521815>

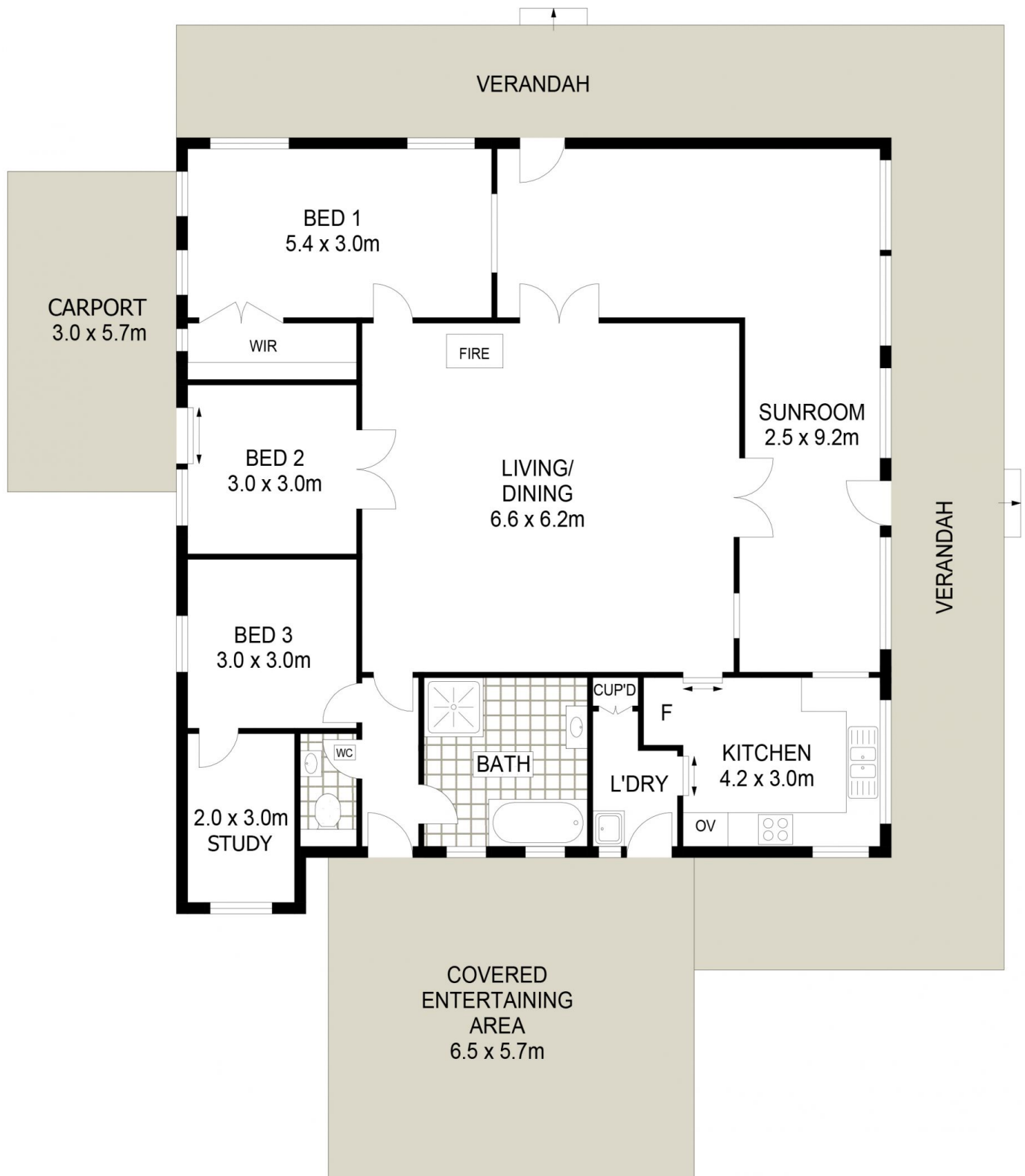
- Comprising of three spacious bedrooms
- Well-appointed bathroom with bathtub, vanity, shower, and separate W/C
- Generously sized kitchen with sufficient storage, quality appliances, and a magnificent view from the sink
- Large open living area with plenty of room to entertain the whole family
- Separate formal dining area
- Brand new split system air conditioner and wood fire to keep everyone comfortable year-round
- Wrap around veranda and large outdoor covered alfresco, ideal for hosting family and friends
- Functioning horse stable
- Storage is plentiful with three sheds and chicken coop



**Alyse Pilley**  
02 6372 2222



**Annie Christensen**  
02 6372 2222



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Floor plans and rooms sizes are indicative only