



**110 Merinda Street Mudgee NSW**

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This could be the perfect tree change you've been searching for:

Hargraves General Store is a one-stop-shop for the Hargraves community offering everything from groceries and petrol to postal services, alcohol and friendly advice for locals and passing traffic.

**Price** : \$ 460,000  
**Land Size** : 1.86 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/acreag esemirural/7588371>

Attached to the shop is a comfortable residence - with an abundance of shedding, and 1.86 hectares (approximately 4.6 acres) of level land suitable for a few horses or sheep. It's not often you can combine such a fantastic business opportunity with the offering of an incredible lifestyle choice. Located approximately 30-minute drive from Mudgee and a popular spot for gold prospectors.



**Alyse Pilley**  
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**Annie Christensen**  
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**BUSINESS**

- General Store supplying groceries, cigarettes, alcohol, fuel & ATM with gold pans for hire
- Cool room and storeroom
- Reverse cycle air conditioner
- Mail contract with Australia Post
- "Diggers Rest" with an open fireplace and BBQ area where patrons can meet and relax