



## 168 Mortimer Street Mudgee NSW

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Nestled on 1859sqm of level land, this property offers an opportunity for both immediate enjoyment and or the option of future development. With a delightful four-bedroom cottage, impressive outbuildings, and a prime location on the outskirts of Mudgee's CBD, it presents a truly exceptional prospect.

- Brick veneer cottage offering three spacious bedrooms
- Main bedroom featuring walk-in robe and access to main bathroom
- Open plan dining and kitchen creating an inviting space for entertaining
- Functional kitchen with Island bench and plenty of storage
- Four split system air-conditioners are featured
- Single lockup garage with workshop
- Boasting a spacious outdoor deck overlooking the low-maintenance yard

Opportunity is also available to secure the adjoining 1,677sqm property for further development (STCA)

A very unique opportunity is now on offer to secure one of the few development sites just moments away from Mudgee's CBD! To arrange your private inspection please

**Land Size** : 1859 sqm

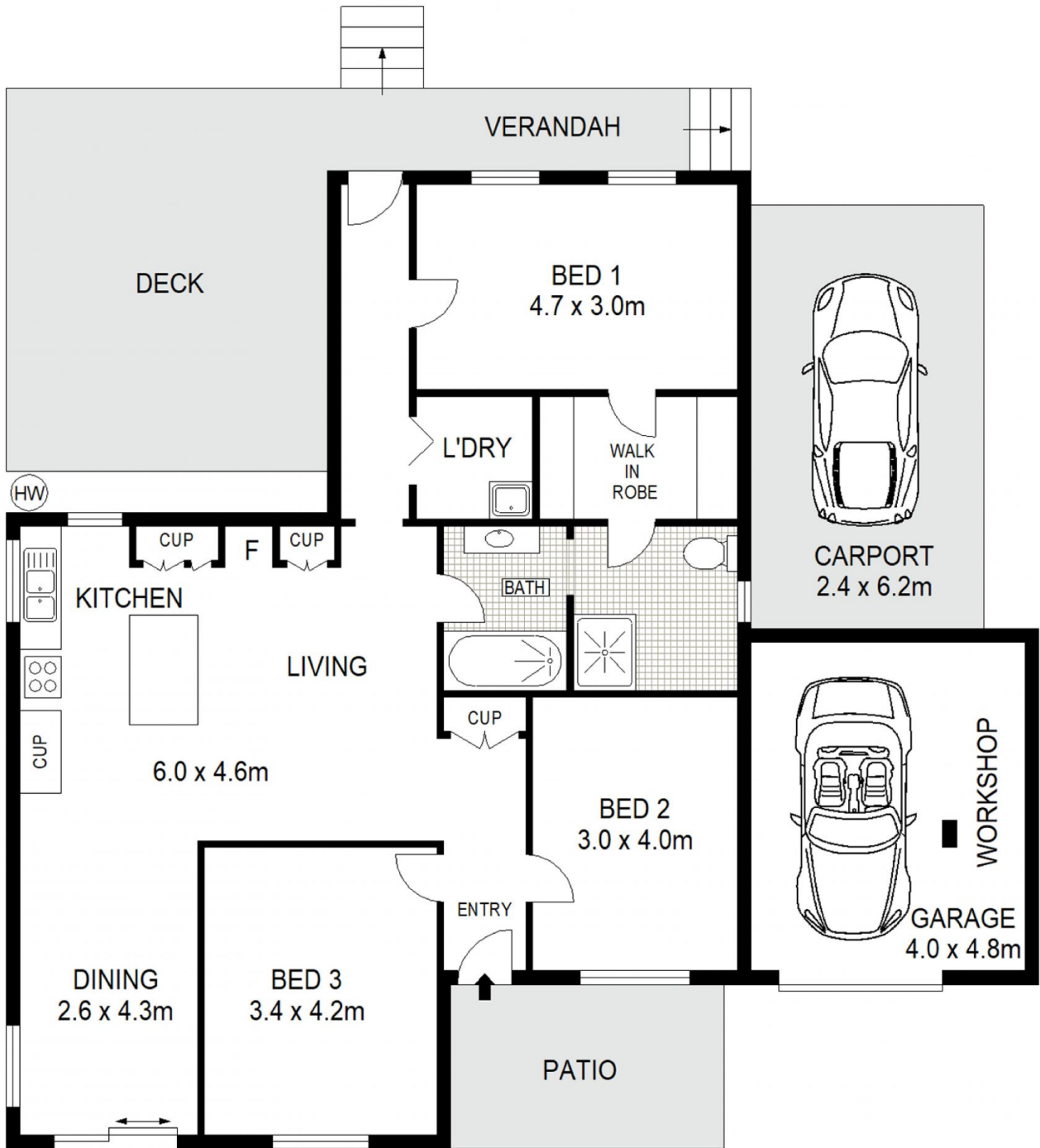
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7712567>



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168 MORTIMER STREET

MUDGEES



Floor plans and rooms sizes are indicative only