



## 40 Suttor Avenue Mudgee NSW

An outstanding chance to own a 1253sqm land in the sought-after Caerleon Estate, perfect for a dream home or investment. Enjoy panoramic views and potential rental income in a well-planned community, with future appreciation due to ongoing growth and infrastructure improvements.

- Levelled 1253sqm situated on an elevated battle axe block
- Suitable for Dual Occupancy (STCA)
- Backing onto nature reserve at the rear
- Northerly aspect - ideal for solar passive design
- Town services connected (Water, Power & Sewer)
- Planned amenities for Caerleon Estate include a childcare centre, shopping complex, and more for future convenience.

For more information on this fantastic opportunity, contact Sara Perry on 0400 859 593 or Olivia Dwyer on 0431 972 605 at The Property Shop today.

**Price** : GUIDE \$290,000 - \$320,000  
**Land Size** : 1253 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/land/7723733>



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