



## 16 Cement Avenue Charbon NSW

Located in the tranquil, picturesque village of Charbon, just a 10-minute drive from Rylstone or a scenic 45-minute commute from Mudgee's bustling CBD, you'll find this remarkable building plot.

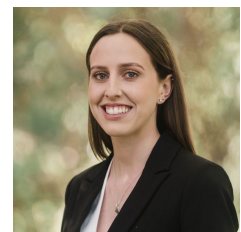
- A spacious 729sqm land parcel, all town services close by prepared for immediate connection
- An empty canvas awaiting the construction of your dream home, subject to council approval.
- Positioned in a peaceful, well-established neighborhood
- Only a brief 15-minute drive away from Windamere Dam
- Opportunities to secure land in this coveted area are exceptionally scarce

Contact David Goldring at The Property Shop on 0426 251 981 or Ashley Olsen on 0488 386 493 for further information on the reserve block.

**Price** : \$ 65,000  
**Land Size** : 729 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/charbon/residential/land/7736548>



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