



1/11 Mulgoa Way Mudgee NSW

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Boasting a unique location by the scenic banks of the Cudgegong River combined with close proximity to the Mudgee CBD, local amenities and schools, this property covers 1,392 square meters of private land.

Price : GUIDE \$720,000-\$770,000
Land Size : 1392 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7741791>

You have scope to renovate the current residence or build new to create your dream home on this expansive lot.

- Five spacious bedrooms
- Built-in wardrobes
- Open plan living areas
- Functional kitchen with ample storage
- Reverse cycle air-conditioning
- Outdoor alfresco area with a glorious outlook over the river and farmland
- Double garage and car port for additional vehicle storage
- Currently tenanted for \$600 per week
- An opportunity to secure the adjoining 1,904sqm land and residence as a package purchase

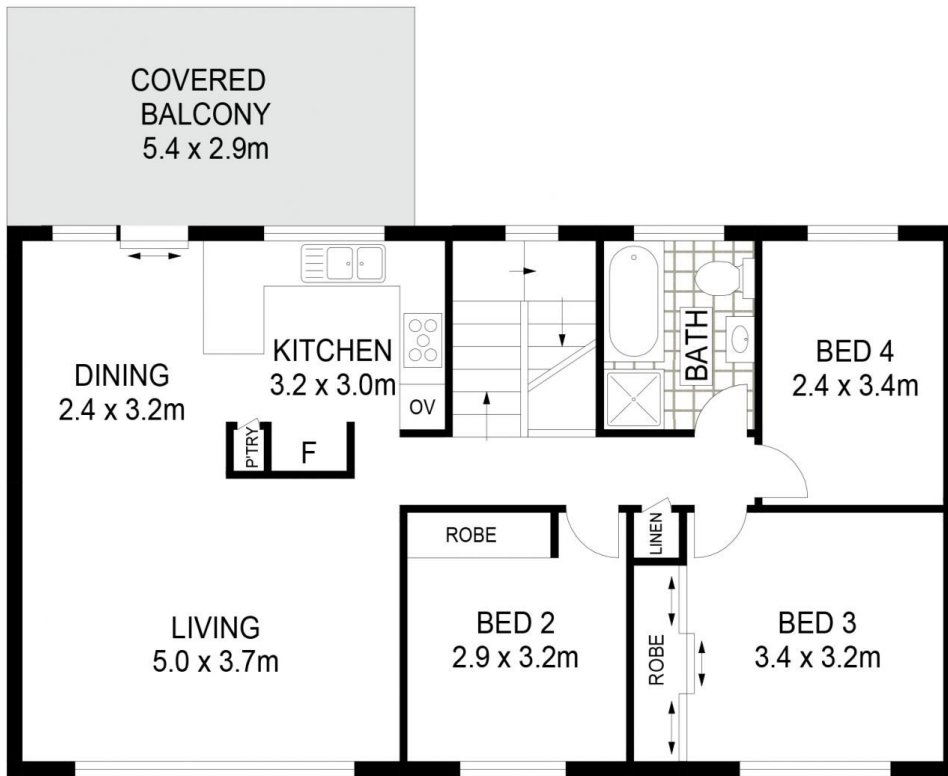
Now is the time to seize this rare opportunity, where the beauty of the Cudgegong River meets the canvas of your imagination.



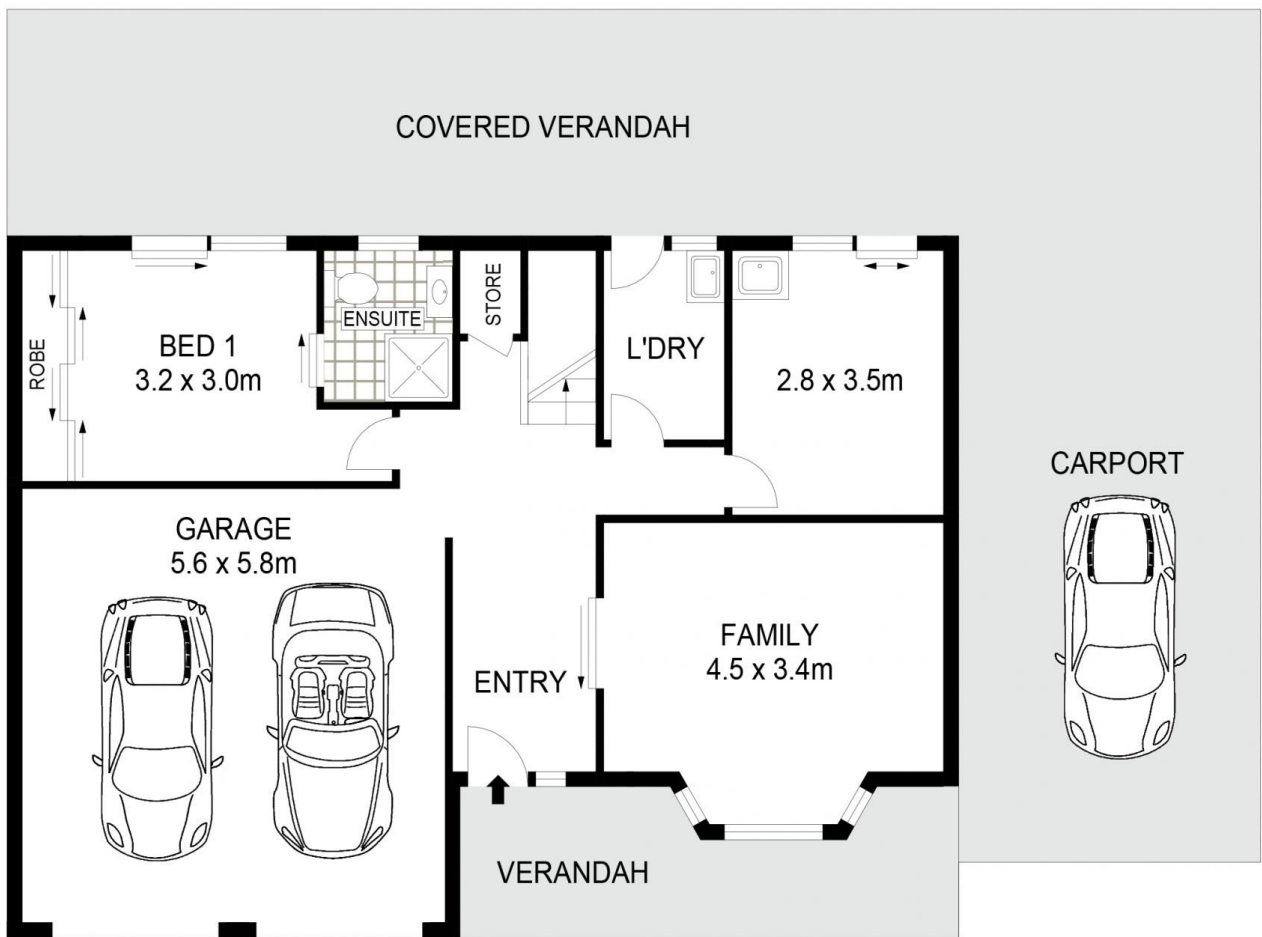
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UPPER LEVEL



LOWER LEVEL

1/11 MULGOA ROAD

MUDGEE



Floor plans and rooms sizes are indicative only