



## 2/ Mervyns Lane Mudgee NSW

Nestled in an elevated position with a picturesque vista of the surrounding farmland and hills, this 2,907 m2 premium block provides the perfect opportunity to create your ideal home. It is conveniently linked to all town services, situated just 1km from the new St. Matthews Secondary Campus and a quick 4.5km drive to the CBD, ensuring both accessibility and a serene living environment.

- 2,907 m2 of elevated, gently sloping land
- Town services connected
- Expansive views of surrounding farmland and hills
- Just moments away from St Matthews High School
- Registered and ready to build for an immediate build

For more information on this fantastic opportunity contact Andrew Palmer on 0416 153 471 or Patrick Power on 0455 721 304 at The Property Shop today.

**Price** : \$420,000  
**Land Size** : 2907 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/land/7801083>



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