



152 Waterworks Road Mudgee NSW

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Introducing an exceptional opportunity to secure 1.03 ha (approx. 2.5 acres) nestled on the outskirts of Mudgee. Offering tranquillity and peace, conveniently located near schools, shops, and South side Village. Whether you seek a serene weekend retreat or build your dream home, this property offers endless possibilities.

Price : GUIDE \$600,000 - \$620,000
Land Size : 1.03 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7971353>

- Charming two-bedroom brick cottage with cathedral ceilings
- A renovated bathroom featuring a stand-alone bathtub
- A timber kitchen equipped with a gas cooktop, seamlessly integrated with an open-plan dining area
- Light-filled sunroom or option for second bedroom
- Recently installed split system reverse cycle air conditioning for year-round comfort
- Ample car storage provided by multiple sheds
- Plenty of freshwater storage and a sizeable dam
- Build your dream home * subjected to council approval
- Approx 1.03 ha (2.5 acres) of cleared and mixed timberland.



Alyse Pilley
02 6372 2222



Annie Christensen
02 6372 2222

This property presents an enticing opportunity, mere moments away from the heat of Mudgee's CBD. For further



Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.