



### 61 Church Street Mudgee NSW

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Located in the heart of Mudgee's CBD, this property offers an exceptional commercial opportunity. Boasting a charming 1920's renovated cottage, and generous size shed with a 691 sqm block.

- Charming three-bedroom, one-bathroom cottage currently run as a successful Air B&B
- Recently occupied as a successful beauty salon, with plenty of potential for home business, specialist or retail space
- Meticulously updated for modern living while retaining its endearing character
- Classic features include high ceilings, hardwood floors and fireplaces, creating an inviting ambiance
- Situated on a large 691 sqm lot, offering ample opportunities for further development
- Additional laundry and toilet facilities
- Well-sized shed for all your storage requirements
- Surround your business within the bustling Mudgee CBD
- Zoned E2: Commercial Centre

The generous size lot, character-rich interior, and prime location make this property a unique commercial

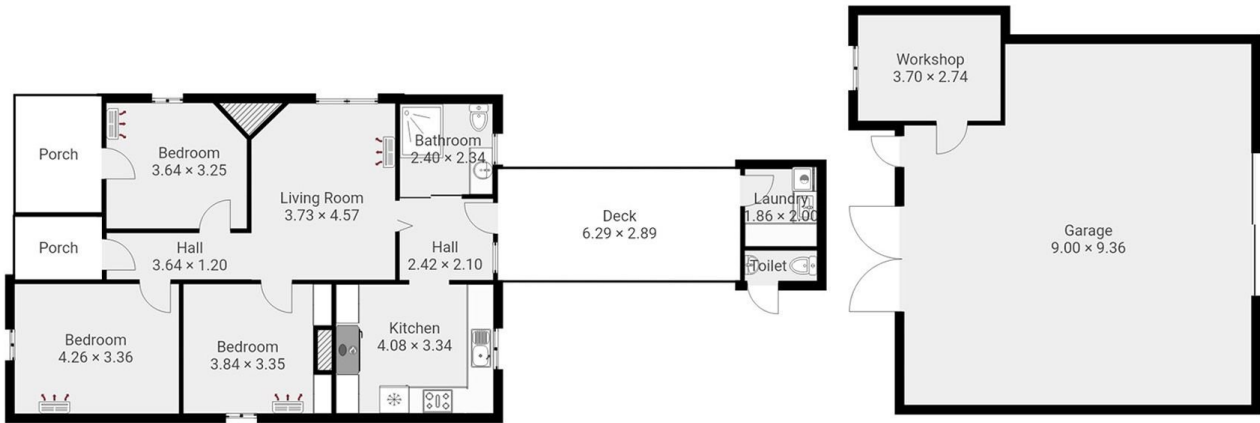
**Price** : GUIDE \$950,000  
**Building Size** : 190 sqm  
**Land Size** : 693 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7987953>



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**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.