



### Unit 1/6 Knott Place Mudgee NSW

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With prime street presence located at the front of this fantastic commercial unit complex, as well as having easy street access and an additional yard on title. Unit 1 at 6 Knott place presents itself as the perfect unit to capitalize on recent growth in the area.

With superior construction, modern amenities, large roller doors from each side. The opportunities to grow and develop are endless.

Key unit features include;

- Complementary design and functionality, with easy access and 4.5m high automated roller shutter doors and internal clearance of 5 to 6 metres.
- Modern self-contained unit with premium bathroom space and kitchenette joinery.
- Private, on title yard area ideal for extra parking, storage or outdoor workspace.
- Dedicated onsite parking for 2 cars.
- Prime strategic location only 1km from Caerleon Estate, Mudgee's newest residential community, 5 mins from

**Type** : Other  
**Price** : \$500,000 + GST  
**Building Size** : 105 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/commercial/other/8557974>



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