



3 Linburn Lane Mudgee NSW

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Positioned on just over 8,000m² (approx. 2 acres) in a tightly held rural corridor, this property offers an existing cottage, shedding and the space to shape a future-focused rural lifestyle. With 3 bedrooms, two living spaces, a carport and original shedding, the home provides a base for renovation, redesign or a new build-sold as-is, offering strong scope to add value over time.

Type : House
Price : \$ 460,000
Building Size : 125 sqm
Land Size : 8094 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/8575122>

Located approximately 10km (12 minutes) to Mudgee and 30km (25 minutes) to Gulgong, this address places you between both townships and within easy reach of the surrounding mining districts.

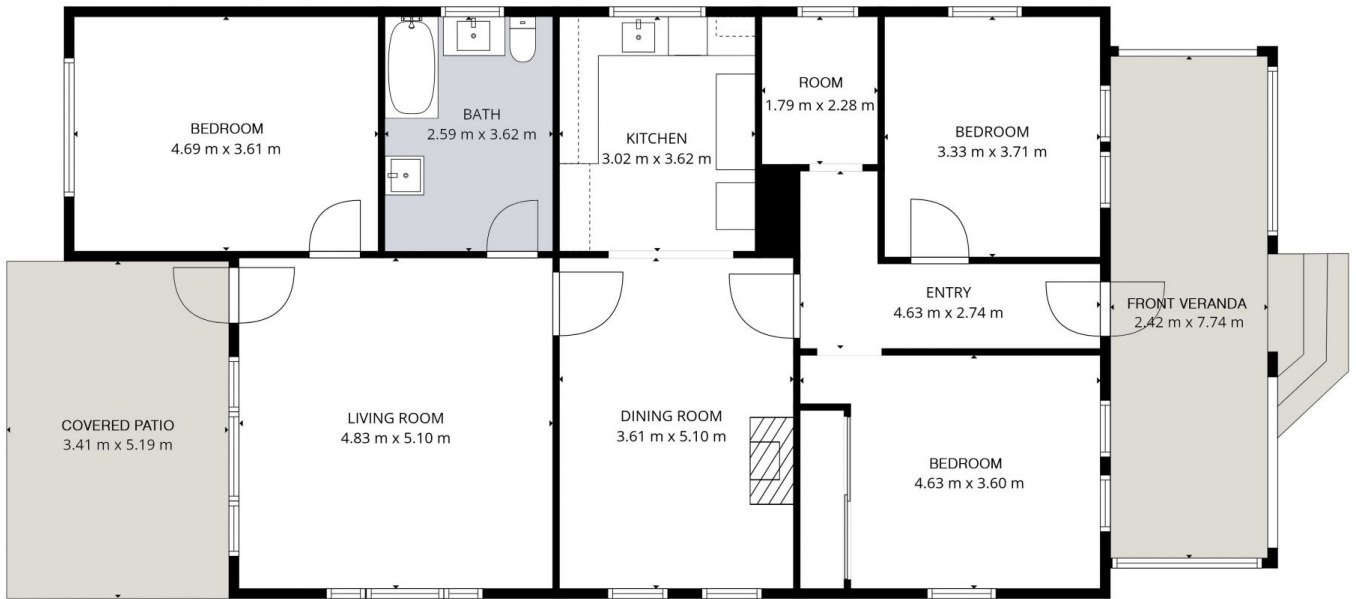
- 8,094m² (approx. 2 acres) of usable land with rural outlooks
- Cottage with 3 bedrooms and two separate living areas
- Carport and original shedding for storage or workshop use
- Peaceful Linburn Lane position between Mudgee & Gulgong
- Approx. 12 mins to Mudgee / 25 mins to Gulgong*



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3 LINBURN LANE, LINBURN



TOTAL: 125 m²
 EXCLUDED AREAS: FRONT VERANDA: 19 m², COVERED PATIO: 18 m²
 DISCLAIMER: FLOOR PLANS AND SITE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
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