



**00 CORNER OF HILL SIXTY DRIVE AND SPRING FLAT  
Road MUDGEE NSW**

THIS ONE HAS THE LOT, SHOP/SHOWROOM, OFFICE WITH KITCHEN AND WORKSHOP/ WINE STORAGE. THIS PROPERTY BOASTS PLENTY OF PARKING FOR BOTH CARS AND BUSES, THREE PHASE POWER BOTH INSIDE AND OUTSIDE THE BUILDING, SIX PHONE OUTLETS AND ALL LINED WITH 100mm COOL ROOM PANELS. SET ON 10 ACRES OF LAND WITH 25,000 GALLONS OF RAIN WATER STORAGE UNDERGROUND AND THREE TOILETS INCLUDING ONE WITH DISABLED ACCESS . THIS IS RIGHT ON THE EDGE OF TOWN ON THE CORNER OF SPRING FLAT ROAD AND HILL SIXTY DRIVE.  
CALL US FOR AN INSPECTION TODAY.

**Building Size** : 424 sqm  
**View** : <https://www.thepropertyshop.com.au/lease/nsw/dubbo-orana/mudgee/commercial/industrial/5657176>