



## 66 Sawpit Road Mudgee NSW

6 3 4

Two houses plus a self contained studio perfectly positioned on 3.46ha (8 acres) right on the edge of Mudgee. Private peaceful setting, dual road frontages and potential for future residential subdivision. Excellent investment or an ideal rural lifestyle property.

### Main federation cottage:-

- 3 bedrooms, main with built-in wardrobes
- open plan living, dining and kitchen
- laundry with second toilet
- slow combustion wood fire and reverse cycle air-conditioner
- adjacent 1 bedroom self contained studio
- kitchenette, living room and full bathroom

### 2nd Cottage:

- separate street access
- 2 bedrooms, main with built-in wardrobes
- full kitchen, open plan living and dining
- currently tenanted at \$200 per week

### Property:

- 2 dams, a bore and abundant freshwater storage

**Price** : \$ 530,000  
**Land Size** : 3.46 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658789>



**Andrew Palmer**  
02 6372 2222