



### 110 Merinda Street Mudgee NSW

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This could be the perfect tree change you've been searching for. The renowned Hargraves General Store is a buzzing hub for the Hargraves community as well as being the one-stop-shop offering everything from groceries and petrol to postal services and alcohol for locals (including the diggers rest beer garden) and passing traffic.

**Price** : \$ 410,000  
**Land Size** : 1.86 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659608>

All this along with a comfortable residence, abundance of shedding and 1.86 hectares (approximately 4.6 acres) of level land suitable for horses, sheep or cattle - it's not often you can combine such a fantastic business opportunity with the offering of an incredible lifestyle choice. Located approximately 30 minutes drive from Mudgee.



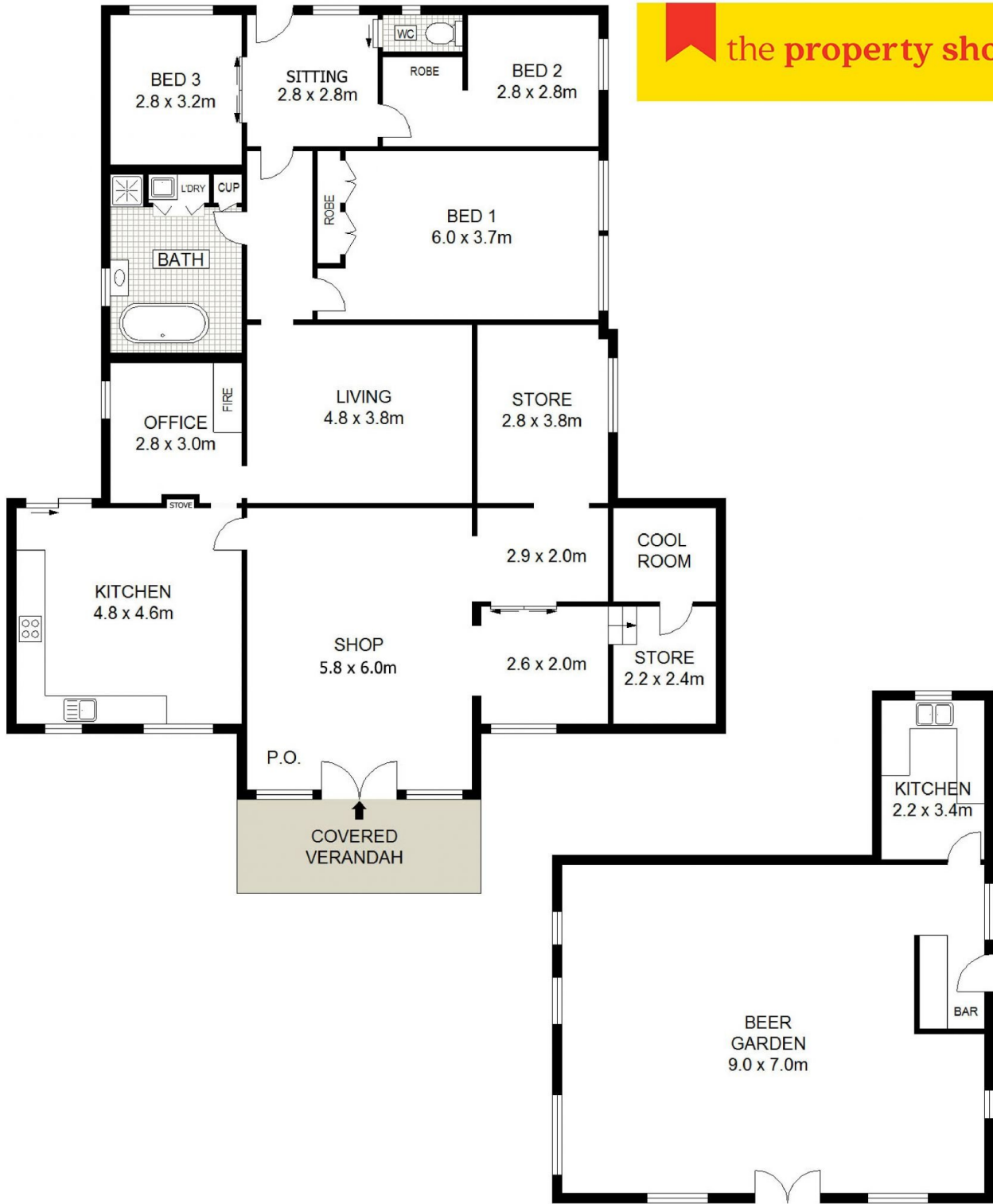
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#### BUSINESS

- General Store supplying groceries, cigarettes, alcohol, fuel & ATM
- Cool room and store room
- Mail contract with Australia Post which includes two mail runs a week
- Authentic country beer garden "Diggers Rest" with Astar and open fire place, patrons can purchase alcohol from the Store and visit "Diggers Rest" to consume



HARGRAVES GENERAL STORE

MUDGE



Floor plans and rooms sizes are indicative only