



**171 Mortimer Street Mudgee NSW**

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Situated just moments from Mudgee's vibrant CBD, on a sprawling 1670 square meter block, offering an abundance of opportunities. This property presents the perfect opportunity to renovate, build or subdivide.

- Three-bedroom original cottage with sleepout
- Perfect first home or investment, renovate and reap the rewards
- Explore the potential to subdivide the land for development \*STCA
- Inclusion of a double-door shed, providing ample storage for all your needs
- Large level 1670sqm block with REAR lane access
- ? Subjected to council approval

With its generous size and excellent positioning, 171 Mortimer Street offers endless possibilities. Call Alyse Pilley on 0421 648 155 or Annie Christensen on 0476 787 380 to arrange your inspection today.

**Price** : \$ 480,000  
**Land Size** : 1670 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7630805>



**Alyse Pilley**  
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