

**1 Marsh Avenue, Mudgee, NSW 2850**



**Residential Land For Sale**

Thursday, 16 November 2023

1 Marsh Avenue, Mudgee, NSW 2850

Area: 7685 m<sup>2</sup>

Type: Residential Land



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0499550220

**\$1,750,000 + GST**

1 Marsh Avenue is Mudgee's largest industrial block on offering and is situated in Meramie Grove - a premier industrial estate. This expansive 7,686sqm Lot offers a unique opportunity to either build on or invest in a strategically positioned IN1 zoned parcel. Situated in a highly visible location just 5 minutes from Mudgee's central business district and in close proximity to the thriving growth area of Caerleon, this subdivision is poised to support a diverse range of general industrial ventures, contributing significantly to the expansion of the region's vital infrastructure supply.- Expansive 7,686sqm allotment, conveniently close to major arteries leading into Mudgee- General industrial zoning allowing for a comprehensive array of potential establishments- Fully serviced lot, inclusive of NBN access, power, water, and sewer facilities- Ample frontage, suitable for large turning circles or parking areas- Just one kilometer from Caerleon, Mudgee's largest growth suburb- A rare and promising opportunity for purchasers/investors in the thriving market