

**48A George Street, Mudgee, NSW 2850**



**Sold House**

Monday, 14 August 2023

48A George Street, Mudgee, NSW 2850

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1729 m2**

**Type: House**

**\$820,000**

Located in flourishing Mudgee's light industrial area, with easy Sydney Road access, this is a rare opportunity to set yourself up by obtaining a land holding with a current income stream and significant future development potential (STCA)- 1729m<sup>2</sup> holding zoned light industrial- Tenants in place on 2 leases returning \$3100 a month until 30th July 2023. - Federation house ripe for renovating- 4 bedrooms, 1 bathroom and single carport- Additional light industrial business- Excellent scope for expansion- Easy access from Sydney Road - Suited for Developers, Investors and Business Owner/Occupiers - Long standing tenants