

# Lot 1241, Caerleon Estate, Mudgee, NSW 2850

**McGrath**

## Residential Land For Sale

Thursday, 15 February 2024

Lot 1241, Caerleon Estate, Mudgee, NSW 2850

Area: 450 m2

Type: Residential Land



Adam Woods  
0409721703

**\$185,000**

Presenting a rare opportunity to build on a parcel in the sought after Caerleon Estate. Comprising 450m<sup>2</sup>, the picture-perfect arrangement for a dream family residence or profitable investment. Capitalise on strong rental yields and ideal living conditions within the master planned community, in addition to the comfort of future growth and infrastructure in years to come.- 450m<sup>2</sup> allotment, minimal gradient- Surrounded by brand new homes and builds- Reside peacefully or invest with confidence- Fully serviced with town services including NBN connectivity- Stunning rural aspect over surrounding leafy countryside- Oaktree lifestyle village situated nearby- Close to projected parklands, childcare facilities, and shopping village- Industrial/commercial centre being built 2km away