

**59-63 Horatio Street, Mudgee, NSW 2850**

**House For Sale**

Tuesday, 24 December 2024



59-63 Horatio Street, Mudgee, NSW 2850

**Bedrooms: 3**

**Bathrooms: 1**

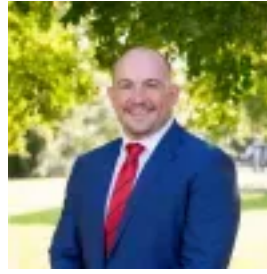
**Parkings: 2**

**Area: 2536 m2**

**Type: House**



Andrew Palmer  
0416153471



James TracyInglis  
0416205012

## **RARE DEVELOPMENT OPPORTUNITY ON 3 TITLES**

An exceptional opportunity awaits in a prime highway position, spanning 2,536.5 sqm across three titles and featuring two residences. Zoned SP3 Tourist, this property offers immense potential. Ideal for a unique investment, multi-residential development, or an inspired new venture.- A generous 2,536 sqm, comprising three separate titles- Prime highway exposure ensuring excellent visibility- Located in the heart of prime tourism development area - Easy 4 block walk to Mudgee's CBD- Zoned SP3 Tourist- Large level site with a wide 50m highway frontage- Rear lane access from Lyons LaneRarely does a property combine such substantial space, prime location, and limitless possibilities, inviting visionary investors and developers to make a lasting impact in Mudgee's thriving community. Contact James Tracy-Inglis on 0416 205 012 or Andrew Palmer on 0416 153 471 for more information.