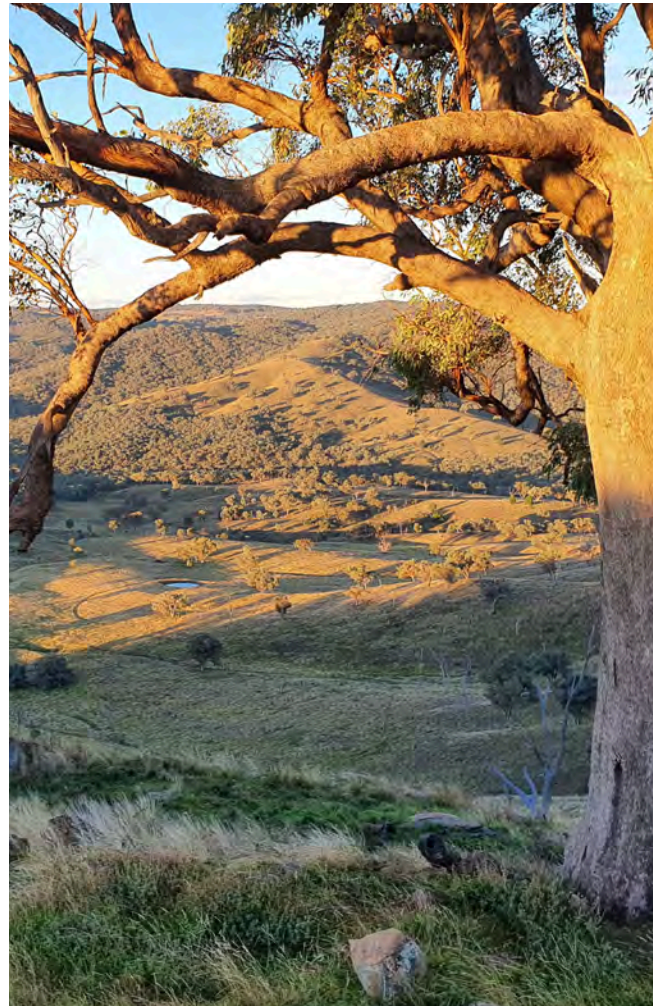
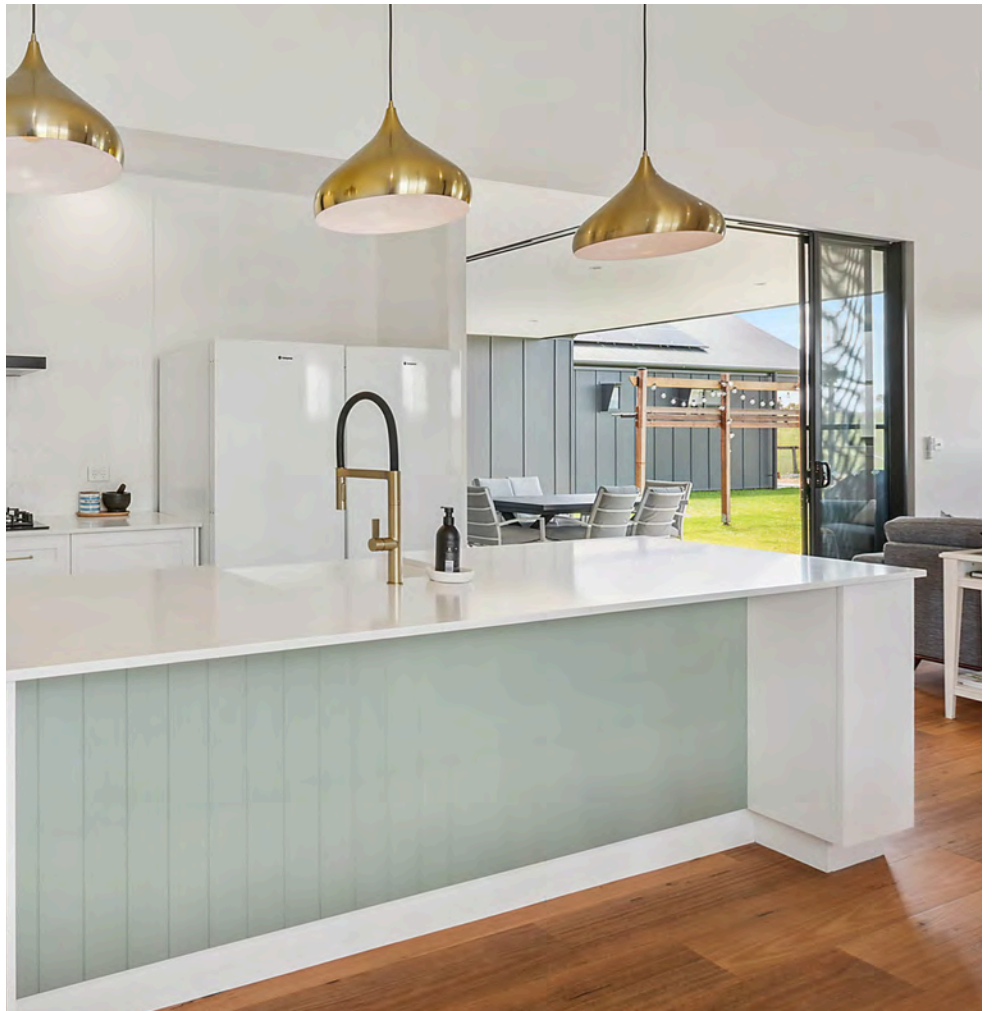




Friday Frenzy

Property Guide

McGrath
Mudgee | Rylstone | Lithgow | Rural

Contents

Welcome	3
The Venue & The Charity	4
Auction Legal Documents	5
Properties	
47 Henry Lawson Drive Mudgee	12
2/2 Lisbon Street Mudgee	13
210 Burns Road Mudgee	14
14 Hill Sixty Drive Mudgee	15
82 White Circle Mudgee	16
132 Gladstone Street Mudgee	17
5 Grant Street Mudgee	18
23 Vera Court Mudgee	19
91 Mulgoa Way Mudgee	20
68 Denison Street Mudgee	21
39 Webster Street Mudgee	22
67 Perry Street Mudgee	23
3/64 Sydney Road Mudgee	24
7 Edwards Close Mudgee	25
RUN DIPG Charity Cubby	26
90 Carara Road Mudgee	27
40 Mudgee Street Rylstone	28
4748 Ilford Sofala Road Sofala Bathurst	29
234 Possum Springs Road Merriwa	30
2811 Bylong Valley Way Rylstone	31
5093 Castlereagh Highway Capertee	32
8168 Castlereagh Highway Aarons Pass Mudgee	33
67 Kemps Valley Road Mudgee	34
4 Saville Row Kandos	35
90 Mudgee Street Rylstone	36
60 Rodgers Street Kandos	37
40 Panorama Court Rylstone	38
2A & 2B Wallerawang Road Portland	39
149 McKanes Falls Road Lithgow	40
15/1a High Street Lithgow	41
68 - 72 Main Street Lithgow	42
Sold Prior to Auction	43
Business Highlights	44

The
big
day

McGrath



Welcome to Friday Frenzy

McGrath Central Tablelands is pleased to welcome you to our Friday Frenzy super auction event for 2026 - a high-energy day celebrating property, our community's, and the Central Tablelands region.

We are proud to present a mixture of properties going under the hammer in one epic event that puts a spotlight on both great properties and our region, all being auctioned by auctioneer, Scott Kennedy-Green.

With over 35+ staff across our 3 offices available on the day to assist, Friday Frenzy presents unique buying opportunities to help you take the next step in your property journey.

In addition to our auctions, we invite you to participate in our charity cubby house auction and BBQ where all proceeds will be donated to Run DIPG. A charity dedicated to improving outcomes for patients, families and communities impacted by brainstem cancer.

We look forward to sharing this exciting day with you and invite you to be part of the energy, opportunity and momentum that makes Friday Frenzy so special. Whether you're buying, selling or simply soaking up the atmosphere, join us as we bring the Central Tablelands together for an unforgettable auction event.

McGrath
Mudgee | Rylstone | Lithgow | Rural



The Venue

Mudgee Team Training Village

The newly built Mudgee Team Training Village, operated by Mid Western Regional council, is a premium training facility and accommodation centre designed to meet the needs of athletes, corporate groups, and community sports teams.

With the capacity to host up to 96 guests, the facility stands out as the premier destination for high-performance sports training, corporate team building retreats, and youth sports camps in beautiful Mudgee.



The Charity

RUN DIPG

RUN DIPG is a charity dedicated to improving outcomes for patients, families and communities impacted by the deadliest form of childhood cancer – the brainstem cancer, diffuse intrinsic pontine glioma (DIPG).

RUN DIPG was founded by Newcastle GP Dr Phoebe Hindley (Dun) and biomedical scientist Professor Matt Dun following the diagnosis of their two-year-old daughter, Josephine, with diffuse intrinsic pontine glioma (DIPG), the deadliest form of childhood brain cancer. As the granddaughter of Mudgee mayor Des Kennedy, Josephine's story – and the charity's mission holds a strong connection to the Mudgee region.

In her honour, the Mudgee community continue to uphold her legacy through a range of local fundraising events and ongoing support for RUN DIPG's mission to move towards a cure.





REINSW
REAL ESTATE INSTITUTE
OF NEW SOUTH WALES

WARNINGS

**Section 66(4), *Property and Stock Agents Act 2002 (NSW)*
and clause 20(1), *Property and Stock Agents Regulation 2022 (NSW)*:**

PENALTY FOR DUMMY BIDDING

It is an offence against the *Property and Stock Agents Act 2002* for a person to do one or more of the following—

- (a) make a bid as the seller,
- (b) make a bid on behalf of the seller unless the person is the auctioneer,
- (c) procure another person to make a bid on behalf of the seller.

A bid made with the dominant purpose of benefiting the seller constitutes a bid made on behalf of the seller.

A bid may be found to be a bid made on behalf of the seller even though the seller did not—

- (a) request the bid, or
- (b) know about the bid.

Severe penalties may be imposed on persons convicted of dummy bidding.

**Section 78(3), *Property and Stock Agents Act 2002 (NSW)*
and section 20(2), *Property and Stock Agents Regulation 2022 (NSW)*:**

PENALTY FOR COLLUSIVE PRACTICES

It is an offence against the *Property and Stock Agents Act 2002* for a person to do one or more of the following as a result of a collusive practice, or to induce or attempt to induce another person by a collusive practice to do one or more of the following—

- (a) to abstain from bidding,
- (b) to bid to a limited extent only,
- (c) to do another act or thing that might prevent free and open competition.

Severe penalties may be imposed on persons convicted of collusive practices.

**Section 83(2), *Property and Stock Agents Act 2002 (NSW)*
and section 20(3), *Property and Stock Agents Regulation 2022 (NSW)*:**

SUCCESSFUL BIDDERS

The actual successful bidder at an auction sale must give to the auctioneer or an employee of the auctioneer—

- (a) the bidder's name, or
- (b) the name of the person on behalf of whom the successful bid was made.

WORK HEALTH AND SAFETY

All persons attending the sale are advised by the seller that the sale may involve a risk of physical harm, loss and/or damage. All persons entering and attending the sale do so at their own risk and must take reasonable care for their own health and safety. All persons must also take reasonable care to ensure that their acts or omissions do not adversely affect the health and safety of other persons. The seller does not accept any responsibility for any harm, loss or damage sustained, arising from or in connection with the sale and the items placed and submitted for sale. The seller's agent discloses that it is instructed to conduct the sale in the manner directed by the seller with the items placed and submitted for sale. The seller's agent has no control over any items offered for sale and accepts no responsibility for any harm, loss or damage sustained, arising from or in connection with the sale and the items placed and submitted for sale.

Section 77, *Property and Stock Agents Act 2002* (NSW) and sections 18 and 19, *Property and Stock Agents Regulation 2022* (NSW).

Section 18 (1) – The following conditions are prescribed as applicable to the sale by auction of land or livestock:

- (a) The vendor's reserve price must be given in writing to the auctioneer before the auction commences unless the auction relates solely to livestock.
- (b) A vendor bid must not be made unless the auctioneer has, before the commencement of the auction, announced clearly and precisely the number of vendor bids that may be made.
- (c) The highest bidder is the purchaser, subject to any reserve price.
- (d) If there is a disputed bid —
 - (i) the auctioneer is the sole arbitrator, and
 - (ii) the auctioneer's decision is final.
- (e) The auctioneer may refuse to accept a bid that, in the auctioneer's opinion, is not in the best interests of the vendor.
- (f) A bidder is taken to be bidding on the bidder's own behalf unless, before bidding, the bidder has given to the auctioneer a copy of a written authority to bid for or on behalf of another person.
- (g) A bid must not be made or accepted after the fall of the hammer.
- (h) As soon as practicable after the fall of the hammer the purchaser must sign the agreement for sale, if any.

Section 18 (2) – The following conditions, in addition to the conditions prescribed by subsection (1), are prescribed as applicable to the sale by auction of residential property or rural land:

- (a) All bidders must be registered in the Bidders Record and display the identifying number allocated to the person when making a bid.
- (b) Subject to the condition prescribed by subsection 3(a) —
 - (i) the auctioneer may make only 1 vendor bid at an auction for the sale of residential property or rural land, and
 - (ii) no other vendor bid may be made by the auctioneer or another person.
- (c) Immediately before making a vendor bid the auctioneer must announce that the bid is made on behalf of the seller or announce "vendor bid".

Section 18 (3) – The following conditions, in addition to the conditions prescribed by subsections (1) and (2), are prescribed as applicable to the sale by auction of co-owned residential property or rural land or the sale of co-owned residential property or rural land by a seller as executor or administrator:

- (a) More than 1 vendor bid may be made to purchase the interest of a co-owner.
- (b) A bid by or on behalf of an executor or administrator may be made to purchase in that capacity.
- (c) Before the commencement of the auction, the auctioneer must announce that bids to purchase the interest of another co-owner or to purchase as executor or administrator may be made by or on behalf of the seller.
- (d) Before the commencement of the auction, the auctioneer must announce the bidder registration number of all co-owners, executors or administrators or a person registered to bid on behalf of a co-owner, executor or administrator.

Section 18 (4) – The following condition, in addition to the conditions prescribed by subsection (1), is prescribed as applicable to the sale by auction of livestock:

The purchaser of livestock must pay the stock and station agent who conducted the auction, or under whose immediate and direct supervision the auction was conducted, or the vendor, the full amount of the purchase price:

- (a) if the amount can reasonably be determined immediately after the fall of the hammer — before the close of the next business day following the auction, or
- (b) if the amount cannot reasonably be determined immediately after the fall of the hammer — before the close of the next business day following determination of the amount, or
- (c) if some other time for payment is specified in a written agreement between the purchaser and the agent, or the purchaser and the vendor, made before the fall of the hammer — before or at the time specified in the agreement.

Collection Notice

McGrath

1) Privacy Statement

McGrath Limited (ABN: 61 608 153 779) and its related bodies corporate (including but not limited to McGrath Oxygen Home Loans Pty Ltd (ACN 103 177 377) and Total Real Estate Training Pty Ltd (ACN 093 938 122)), franchisees, agents and brokers (McGrath, we, our, us) complies with the Privacy Act 1988 (Cth) (Privacy Act) and has adopted a set of principles in its Privacy Policy which is consistent with the Australian Privacy Principles as (APPs).

2) Collecting personal information

McGrath collects, holds, uses and discloses your personal information to:

- To provide and administer our products and services, including market properties for vendors and landlords, facilitate transactions for sales and leasing, assess and originate your application for finance or mortgage insurance and manage that finance, property concierge services, verify your identity and for security purposes, conduct credit checks and process payments if applicable;
- To respond to your submissions and enquiries about our products and services and property listings;
- To provide customer support, including conducting, investigating and responding to enquiries, surveys, feedback, comments and complaints;
- To distribute our newsletters and other communications either alone or with the assistance of third party service providers on information about us, our conferences, training and events, our property listings and our related products and services;
- To plan, market, host and facilitate our conferences, training sessions and events;
- To inform and conduct marketing activities including to promote our products and services;
- To maintain records and comply with our legal obligations

We collect your personal information directly from you in the course of our relationship with you. Information about you must only be collected by lawful and fair means and will only be used for the purposes of this agreement. We generally do not collect sensitive information about you, unless you provide it to us voluntarily. You consent to us collecting sensitive information which you provide to us voluntarily. You don't have to give us all the information we ask of you, but this may limit how we interact with you. We may not be able to respond to your enquiries, feedback or complaints or provide you with the services you request.

3) Disclosure of Personal Information

We only disclose your personal information as described in our Privacy Policy, and you consent to these disclosures. We may disclose your personal information to companies in the McGrath group and to third-party service providers that help us deliver our services. Service providers include IT services, server and web hosting, data processing, storage and back-up, market research, data analysis and marketing. Some of these third-party service providers are located overseas (including USA, Europe, Japan and the Philippines). We require that our service providers have appropriate controls to protect your personal information in a manner that is consistent with our Privacy Policy and that they only use your information for authorised purposes. We take all reasonable precautions to safeguard your personal information, that is disclosed to its service providers, from loss, misuse and unauthorised access, modification or disclosure and all information is securely stored, and access is restricted to authorised personnel only.

4) Dealing with us anonymously and access to your information to ensure it is up to date

You have a right to access any personal information we hold, and may ask us to update, correct or delete your personal information. You also have the option of not identifying yourself in personal information unless by law you are required to do so, or it is impracticable not to. For more information on how you can access or de-identify your personal information or contact us with any questions or privacy related complaints, please see our Privacy Policy which is available at <https://www.mcgrath.com.au/privacy> or contact us at privacy@mcgrath.com.au.

5) Personal Information Security

McGrath takes all reasonable precautions to safeguard your personal information from loss, misuse, unauthorised access, modification or disclosure and information is securely stored, and access is restricted to authorised McGrath personnel only. You may request access to any of your personal information, or request that McGrath remove any of your personal information it holds by sending a request to our privacy officer.

6) Information and Complaints

If you require more information, or have any complaints regarding how McGrath may have collected or used your personal information, you may contact McGrath in any of the following ways:

Mail: The Privacy Officer
McGrath
191 New South Head Road
EDGECLIFF NSW 2027

Phone: (02) 9386 3333
Fax: (02) 9386 3344
Email: privacy@mcgrath.com.au

Bidders guide | NSW Fair Trading

Residential and rural property auctions

You will not be able to bid at an auction of residential and rural property in NSW unless you give the selling agent your name and address and show proof of your identity. Your details will be recorded by the agent in the Bidders Record and at the auction you will be given a bidder's number. Registering for an auction does not mean you must bid. Registering simply gives you the right to bid.

Who needs to register?

If you are bidding to buy the property jointly with another person, for example, a spouse or partner, only one of you needs to register.

You need to register if you are bidding for another person or a company, and you need to show the agent a letter of authority from them, authorising you to bid on their behalf. This also applies if you are bidding on behalf of someone on the telephone.

If you are bidding for another person the letter of authority must include the person's name, address and the number on their proof of identity (eg. driver's licence).

If you are bidding for a company the letter of authority must be on the company letterhead and the ABN will be recorded in the Bidders Record as the company's proof of identity.

Proof of identity

To register, you must present a card or document issued by government or a financial institution, that shows your name and address, for example:

- driver's licence or learner's permit
- vehicle registration paper
- council rates notice.

If you do not have this kind of proof of identity, you can use two documents that together show your name and address.

One must show your name and be issued by a government or financial institution, for example:

- passport
- Medicare card
- ATM/Eftpos card
- credit card or store card
- birth certificate
- citizenship papers.

The other must show your address, for example:

- utilities bill (eg. gas, electricity, telephone)
- real estate rental agreement
- statutory declaration stating your address.

Certified copies of documents are not acceptable as proof of identity. Proof of identity documents can be produced electronically if the agent consents. For example, emailing a photo or PDF of a proof of identity document. Producing documents via an audio-visual link, such as holding up documents during a Zoom chat is not permitted.

When to register

You can register with the selling agent at any time prior to the auction, such as when you inspect the property, or on the day itself.

If you pre-register, you will still need to show the agent your proof of identity on auction day. The agent will then give you your bidder's number.

What happens at registration

The agent will write your name, address and the number of your proof of identity in the Bidders Record and, if you are bidding for someone else or a company, their name, address and proof of identity details. The agent will then give you your bidder's number, which must be displayed when you bid.

What if I arrive at the auction late?

If you arrive after the auction has started and wish to bid, you will need to quickly find the agent and register or present your proof of identity, if you have pre-registered.

If you need to make a bid immediately, hold up your hand to let the auctioneer know you are going to make a bid after you have registered.

As soon as you have a bidder's number, the auctioneer can accept your bids. Return your bidder's number to the agent after the auction.

Your privacy

The agent is not permitted to show the Bidders Record to anyone, including the property owner. Only an authorised person from NSW Fair Trading is permitted to see the Bidders Record.

The agent must store the Bidders Record securely and cannot use it for any purpose.

Auction conditions

This auction is being conducted under certain conditions that are set by law.

The auctioneer will have these conditions on display before the auction so that you can read them. The auction conditions include:

- the highest bidder is the purchaser, subject to any reserve price
- the auctioneer is entitled to make one bid only on behalf of the seller
- before the auction, the auctioneer must announce that the auctioneer is permitted to make one bid on behalf of the seller
- the auctioneer must announce immediately before, or in the process of making the bid, that he/she is making a vendor bid
- the auctioneer can refuse a bid that is not in the interests of the seller
- the auctioneer has no authority to accept a late bid, that is, a bid after the fall of the hammer
- if there is a disputed bid, the auctioneer is the sole arbitrator and makes the final decision
- the successful buyer's name must be given to the auctioneer as soon as possible.

Auctions may be conducted by any means, for example in person or electronically.

Successful bids

If you are the successful bidder, you must sign the sale contract and pay a deposit on the spot, usually ten per cent of the purchase price. There is no cooling-off period when you buy at auction.

After the exchange of contracts, your solicitor or conveyancer will carry out various searches on the property. Your solicitor and the seller's legal representative will then arrange for settlement at which time you must pay the balance of the purchase price.

Dummy bidding and collusion

It is illegal to make dummy bids at an auction.

The seller of the property is entitled to have one bid made on their behalf by the auctioneer. When the seller's bid is made the auctioneer must announce it as a vendor bid.

If you make dummy bids for the seller, you may be prosecuted and fined up to \$55,000. The property seller who asked you to bid can also be fined up to \$55,000, as can the agent and the auctioneer if they were involved in the arrangement.

It is an offence to collude with someone to interfere with free and open competition at the auction. This offence carries a maximum fine of \$55,000.

Co-owners and executors

A co-owner, executor or administrator or someone bidding on their behalf, may make more than one bid to purchase the property as long as:

- this is outlined in the auction conditions
- the auctioneer has announced this before the start of bidding at the auction
- the auctioneer announces before the start of the auction, the bidder registration number of any co-owner, executor, administrator, or someone bidding on their behalf.

Next Buying investment properties

<https://www.fairtrading.nsw.gov.au/housing-and-property/buying-and-selling-property/buying-a-property/bidders-guide>

16-02-23

Except where otherwise noted, content on this site is licensed under a Creative Commons Attribution 4.0 International License. To view a copy of this licence, visit: <https://creativecommons.org/licenses/by/4.0>

16-02-23



47 Henry Lawson Drive Mudgee

Spacious family living in a
prestigious Mudgee setting

5 | 2 | 4
Beds | Baths | Cars

Positioned on 4010 m² of established grounds in one of Mudgee's most sought after areas, this beautifully appointed family home offers expansive living, modern finishes and exceptional indoor outdoor flow. Designed for comfort and practicality, it features multiple living areas, generous accommodation, excellent shedding and a sparkling pool ideal for families seeking space and quality in a reputable location.

- Contemporary kitchen with stone benches, island, 900mm oven & walk-in pantry
- Under floor heating to living areas & bathrooms, reverse cycle A/C
- 3KW solar system
- Excellent shedding including 3 bay powered concrete floor shed

**Auction
6 February**

**Guide
\$1,350,000 - \$1,450,000**

**Hamish Rowe
0428 021 114**



2/2 Lisbon Road Mudgee

Bright & inviting gem in
a prime central location

2 | 1 | 1
Beds | Bath | Car

Set in one of the town's most sought-after and convenient pockets, 2/2 Lisbon Street delivers effortless living with everything at your doorstep. Bathed in natural light thanks to its prized north-to-rear orientation, the interiors feel warm, bright and welcoming throughout. With the CBD, hospital, schools and local shops all just a short walk away, this low-maintenance property offers exceptional lifestyle convenience, making it an outstanding opportunity for first-home buyers, downsizers or savvy investors.

- Oversized garage with secure internal access
- Split-system air conditioning providing year-round comfort
- Well-appointed central bathroom, complemented by the convenience of a separate toilet

Auction
6 February

Guide
\$500,000 - \$550,000

Ben Smith
0428 412 330



210 Burns Road Ullamalla Mudgee

A true high-country
escape of scale & beauty

2 | 1
Beds | Car

504.58
Approx. Acres

Offering an extraordinary 504.58 acres of untamed country, this property is the ultimate playground for those who crave space, freedom and the outdoors. From fishing and hunting to 4WD adventures and wide-open exploration, every corner invites you to embrace a true off-grid lifestyle. Ideal for families wanting to unplug and reconnect with nature, the property features two site cabins thoughtfully positioned to take in sweeping, uninterrupted views of the spectacular surrounding landscape.

- A balanced mix of cleared country and open grazing land, ideal for running sheep or cattle
- Approximately 250 acres suitable for livestock, complemented by three dams
- Just 30 minutes to the historic village of Hill End

Auction
6 February

Guide
\$650,000 - \$700,000

Ben Smith
0428 412 330

Hamish Rowe
0428 021 114



14 Hill Sixty Drive Mudgee

Rare rural opportunity

5 | 3 | 3
Beds | Baths | Cars

Set on the doorstep of Mudgee, this exceptional rural property offers space, comfort and versatility across 25 acres with sweeping views over fertile farmland towards Mt Frome. Less than 5 minutes from town the property presents a rare opportunity to enjoy the freedom of rural living without sacrificing convenience.

- 420sqm homestead featuring 9ft ceilings, polished timber floors
- Entertainers' kitchen with marble benchtops, SMEG appliances, breakfast bar
- Expansive tiled sunroom with woodfire and bar, flowing from the living areas
- Impressive 36m x 12m factory shed with reception area, office, kitchenette and two WC
- Two 25,000-gallon underground rainwater tanks, 2 dams and equipped bore for garden irrigation

**Auction
6 February**

**Adam Sutherland
0499 777 744**

**Nathan Thurtell
0400 515 990**



82 White Circle Mudgee

Light-filled living in
sought-after Bellevue Estate

3 | 2 | 1
Beds | Baths | Car

Beautifully positioned in the established Bellevue Estate, this home offers generous interiors, a warm north-facing aspect, and effortless modern living. Filled with natural light and designed for everyday comfort, it delivers a practical layout and inviting presentation ideal for families, downsizers, or investors seeking a quality lifestyle in a sought-after location.

- Master suite with walk-in robe and ensuite
- Three spacious bedrooms with built-in robes and ceiling fans
- Separate dining area adjoining the kitchen, plus a handy study nook
- Single lock-up garage with drive-through access to the rear yard
- Secure 982sqm block, opportunity for shed, pool, or extend

Auction
6 February

Adam Sutherland
0499 777 744

Lauren Whitfield
0488 474 588



132 Gladstone Street Mudgee

Charming cottage close
to the heart of Mudgee

3 | 2 | 1
Beds | Baths | Car

This inviting three-bedroom cottage combines character, comfort and convenience, just a short walk from Mudgee's CBD. Light-filled with beautiful timber floors throughout, generous living areas, and outdoor spaces perfect for entertaining. Ideal for first home buyers, investors or downsizers, the home is ready to enjoy now with scope to add your own touches.

- Comfortable living area with brick fireplace, timber floorboards and classic timber windows
- Three spacious bedrooms with fans, master with built-in wardrobe
- Air-conditioning and ceiling fans for year-round comfort
- Practical kitchen with electric cooking, dishwasher and built-in breakfast bar
- Fully enclosed backyard with shed providing extra storage

**Auction
6 February**

**Adam Sutherland
0499 777 744**

**Lauren Whitfield
0488 474 588**



5 Grant Street Mudgee

Charming Mudgee cottage - Renovated & ready

3 | **2** | **1**
Beds | Baths | Car

Rich in character and thoughtfully renovated, this charming brick cottage perfectly balances timeless appeal with modern comfort. Just steps from the heart of downtown Mudgee, the home has been designed for effortless living and entertaining, with open-plan spaces flowing seamlessly to a private alfresco and a beautifully landscaped backyard, ideal for gatherings or quiet relaxation.

- Showpiece kitchen with stone benchtops, large walk-in pantry and outdoor servery window
- Cosy woodfire and ducted air conditioning for year-round comfort and ambience
- Garden shed and irrigation across an established 867m² block
- Short walk to hospital, cafés, restaurants, parks, and the CBD

**Auction
6 February**

**Adam Woods
0409 721 703**

**Katherine Croake
0484 873 677**



23 Vera Court Mudgee

Architect-designed entertainer
with 5-Star energy efficiency

5 | 2 | 2
Beds | Baths | Cars

Meticulously designed and beautifully finished, this architect-designed, 5-star energy-efficient home delivers the ultimate low-maintenance lifestyle without compromise. Set in a quiet, family-friendly cul-de-sac and backing onto a nature reserve, the home combines striking architectural form with exceptional privacy, space and minimal running costs.

- Open-plan living and dining with northerly aspect and wood heater
- Polished concrete floors, cathedral ceilings and excellent natural light
- 1103sqm block with easy-care, irrigated gardens and lawns
- 60,000L underground water tank servicing house and gardens
- 9m x 7m double garage with workshop plus additional garden shed

**Auction
6 February**

**Adam Woods
0409 721 703**

**Jessica Martens
0499 777 733**



91 Mulgoa Way Mudgee

East Mudgee
magic

4 | 2 | 2
Beds | Baths | Cars

Quietly tucked away in a family-friendly cul-de-sac in sought-after East Mudgee, this beautifully presented home sits on a generous 731m² block surrounded by established greenery. Offering a rare blend of privacy and convenience, the property is just minutes from Mudgee's CBD, local schools, shops, and the open green spaces of Mulgoa Park.

- Four generously sized bedrooms with built-in wardrobes, including a master suite with a private ensuite
- Spacious alfresco flowing to a fully private backyard, surrounded by lush, established hedges for peace and seclusion
- Ducted reverse-cycle air conditioning throughout, ensuring comfort in every season

Auction
6 February

Adam Woods
0409 721 703

Jessica Martens
0499 777 733



68 Denison Street Mudgee

Spacious, modern &
centrally located

4 | 2 | 2
Beds | Baths | Cars

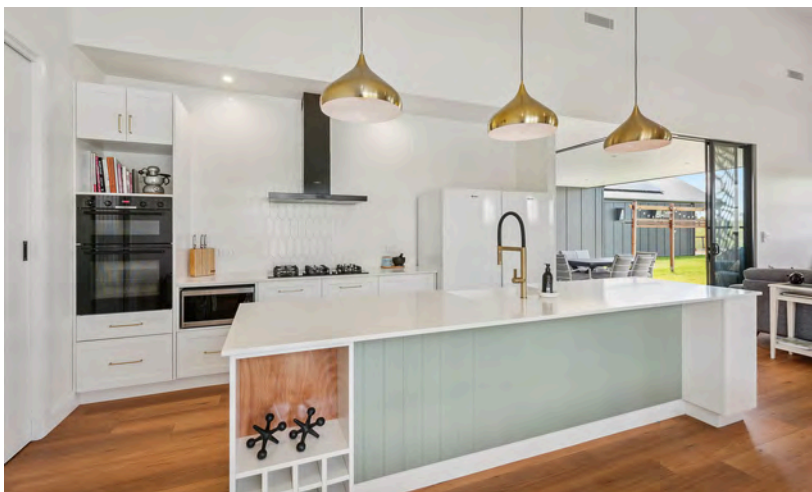
Beautifully presented and thoughtfully designed, this contemporary brick home combines generous living, modern comfort, and a highly desirable central address. With four well-appointed bedrooms, two bathrooms, and multiple living zones, it's an ideal fit for downsizers, avid entertainers, or savvy investors seeking an impressive return.

- High ceilings and ducted reverse-cycle air conditioning throughout
- Double remote garage with internal and drive-through access to the backyard
- 6m x 7m powered shed plus an additional garden shed
- Expansive open-plan living and dining flowing seamlessly to the outdoor entertaining area
- Prime central location close to schools, shops, parks, and transport

**Auction
6 February**

**Adam Woods
0409 721 703**

**Katherine Croake
0484 873 677**



39 Webster Street Mudgee

Luxury home with dual living option

6 | 3 | 2
Beds | Baths | Cars

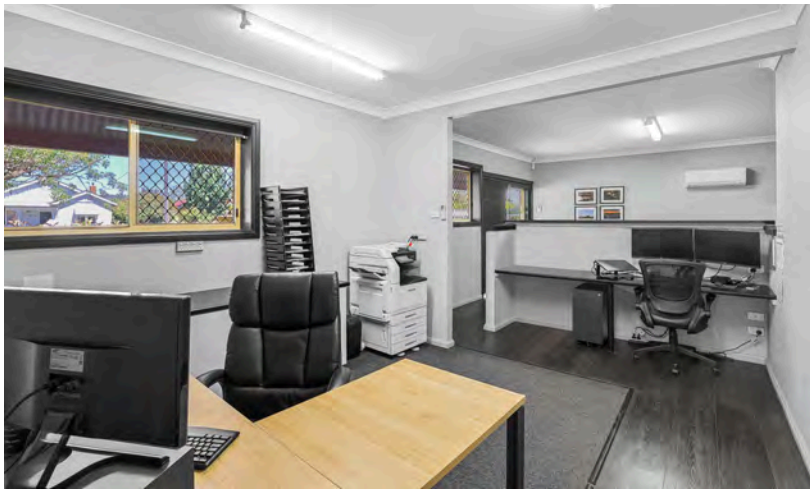
Experience the perfect blend of style, space, and functionality in this stunning family home in the highly sought-after Bombira Estate. Crafted by a reputable builder and featuring a premium, self-contained two-bedroom granny flat, this property is ideal for extended family living, entertaining, or as a smart investment. Set on a generous 2,011sqm block, the home is flooded with natural light, appointed with modern comforts, and finished with thoughtful attention to detail, offering a lifestyle of effortless sophistication and ease.

- 10kW solar system for reduced energy costs
- Self-contained two-bedroom granny flat with private entrance, driveway, air conditioning, and rental potential

**Auction
6 February**

**Adam Woods
0409 721 703**

**Katherine Croake
0484 873 677**



67 Perry Street Mudgee

Dual-income commercial opportunity

576.4m²
Approx. Land Area

330.2m²
Approx. Building Area

Don't miss this opportunity to secure a tightly held commercial site on the perimeter of Mudgee's CBD. The property currently features two established tenancies, presenting a strong investment opportunity with reliable income potential. Positioned on the corner of Perry and Inglis Streets, the impressive shed-style premises offers outstanding visibility and dual driveway access, ensuring smooth entry and exit for customers, staff and deliveries.

- Main building boasts bullnose facade with modern fit out, fully air conditioned
- Inviting reception area with room for multiple workstations and 2 separate offices
- Newly renovated kitchen with eat-in meals area
- Updated bathroom and toilet, plus an additional toilet in the workshop

**Auction
6 February**

**Adam Woods
0409 721 703**

**Jessica Martens
0499 777 733**



3/64 Sydney Road Mudgee

Tightly held commercial investment opportunity

437m²
Approx. Land Area

An exceptional opportunity to acquire a commercial investment offering strong income security and long-term rental growth. The property is underpinned by an established tenant on a secure lease, delivering predictable cash flow with fixed annual rental increases. Strategically positioned within a commercial complex just off the Castlereagh Highway, the asset benefits from excellent accessibility and surrounding established businesses.

- Rear access with loading ramp, providing excellent functionality and operational efficiency
- Customer parking available at the front of the property
- Versatile internal layout offering flexibility for a range of commercial uses if required
- Secure tenant occupying the premises for 8 years, ensuring long-term stability

**Auction
6 February**

**Adam Woods
0409 721 703**

**Katherine Croake
0484 873 677**



7 Edwards Close Mudgee

2549m²

Approx. Land Area

Generous allotment in prime location

Located in the highly regarded Bombira Estate, this impressive landholding sits less than 2km from Mudgee's CBD while still offering the space and tranquillity buyers seek in a country setting. As part of the estate's final stage to be released, it presents a rare opportunity to create a home that suits your lifestyle in one of the region's most in-demand locations.

- Peaceful cul-de-sac position surrounded by quality established homes
- Fully serviced land, ready for immediate construction
- Close to Mudgee town centre and local schools, ideal for families
- Semi- rural feel overlooking farmland
- Ideal setting for spacious family living in a sought-after estate

**Auction
6 February**

**Adam Woods
0409 721 703**

**Jessica Martens
0499 777 733**



RUN DIPG Charity Cubby

Smallest property.
Biggest impact.

Step inside this one-of-a-kind cubby house where character meets craftsmanship, all in support of a great cause. Featuring beautiful hardwood floors and an open-plan living design, the space is enhanced by high ceilings that create a wonderful sense of light and openness. A classic country veranda invites relaxed outdoor play, while inside, thoughtful finishes shine. The cubby is protected with premium Taubmans waterproof paint, fitted with curtains for comfort and charm, and includes tiled flooring. An installed kitchen completes the cubby, making it as functional as it is delightful.

- 5m² approx. floor area
- Approx. 200mm wide x 220mm high x 230mm deep.
- Handcrafted with quality finishes; proudly constructed by members of the Mudgee Men's Shed, painted and decorated with love by our team
- All funds raised from this auction will be donated to RUN DIPG

1

Bed

**RUN
DIPG**

**Auction
6 February**

**McGrath
Central Tablelands
02 6372 2584**



90 Carara Road Mudgee

Secluded family home set on 25 acres

4 | 2 | 2
Beds | Baths | Cars

10.3
Approx. Ha Land Size

A home like you've never seen before, this exceptional sandstone residence offers a level of beauty, privacy and lifestyle rarely found. Set on 25 secluded acres, it provides the space, tranquillity and freedom every family dreams of, while still being just minutes from the convenience of Mudgee. Wrapped in a charming verandah that invites you to relax and take in the natural surroundings, this unique home is designed for both effortless entertaining and comfortable family living.

- Over 120,000 L of freshwater storage and 1 large dam
- Two-bay lockable 15 m × 6 m shed, complete with a workshop, concrete floor, awning, and full power connection
- Established chook yards, animal shelters, productive fruit trees, and thriving vegetable gardens

**Auction
6 February**

**Stewart Adlington
0400 890 432**

**Mackenzie Andriske
0499 550 220**



40 Mudgee Street Rylstone

Original stone home with character & charm

3 | 1 | 2
Beds | Bath | Cars

Built in 1890, by local master craftsman William Foody, this stone residence offers an authentic step back in time and stands as one of the oldest stone homes built in Rylstone. Just minutes or a short walk from the Rylstone CBD, the original 3 bed stone home sits on a large 2,028m² block with original sheds combining historic charm with generous outdoor space.

- Stunning original open fireplaces that anchor the home with heritage ambience
- Generous, light-drenched sunroom providing additional year-round living space
- Original separate laundry preserving the authenticity of the property
- Traditional bull-nose verandah wrapping the home with classic country appeal
- Garden shed plus an additional larger shed ideal for secure vehicle storage or workshop use

**Auction
6 February**

**Stewart Adlington
0400 890 432**

**Mackenzie Andriske
0499 550 220**



4748 Ilford Sofala Road Sofala Bathurst

Central NSW 'The Glen' – Private bush getaway & rural retreat

3 | 1
Beds | Bath

513.4
Approx. Ha Land Size

Discover the ultimate private bush getaway in Central NSW at 'The Glen', a rare rural lifestyle property for sale near Bathurst offering space, seclusion, and versatility. Located just 45 minutes from Bathurst and approximately 2.5 hours from Sydney (Penrith), this expansive 513.4 hectare (1,268-acre) rural retreat is ideal for weekend escapes, off-grid-style living, recreational use, or small-scale livestock grazing.

- Original kitchen with wood-fired stove
- Front verandah with north-facing rural views
- Secure fencing and established internal tracks
- Three-bay open-front machinery and storage shed

**Auction
6 February**

**Stewart Adlington
0400 890 432**

**Mackenzie Andriske
0499 550 220**



234 Possum Springs Road Merriwa

244 Acres of opportunity overlooking
the Goulburn River National Park

2 | 1
Beds | Bath

98.80

Approx. Ha Land Size

Covering 98.8 hectares (244 acres) of largely cleared, gently undulating land, this property offers an exceptional canvas for rural living or recreational pursuits. Perfect as a building site or recreational retreat, the land is highly usable and showcases beautiful, expansive views across the Goulburn River National Park.

- Located just 20 minutes from Merriwa and 2.5 hours from the popular city of Newcastle
- Dwelling entitlement is in place, allowing you to build your dream rural home (STCA)
- Fully fenced on all boundaries, solar-powered bore and two large dams providing reliable water
- Established shade trees to keep stock comfortable during the warmer months
- Suitable parcel for recreational pursuits such as motorbike riding, 4WDing, and wildlife spotting

Auction
6 February

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220



2811 Bylong Valley Way Rylstone

'Belmont' – Historic homestead on 81 hectares – Rylstone NSW

3 | 1
Beds | Bath

81.3
Approx. Ha Land Size

Located on the edge of Rylstone NSW, this historic rural lifestyle property offers 200 acres (81.3 hectares) of gently rolling country with a circa 1825 homestead, extensive shedding, and reliable water. With direct access from the sealed Bylong Valley Way, the property is ideal for buyers seeking acreage for sale in Rylstone, a productive small-scale livestock holding, or a private country retreat just minutes from town.

- Three-bedroom residence is brimming with period charm
- Boundary fenced and divided into manageable paddocks
- Original stables and barn, offering excellent storage and machinery or hay shed space, with their historic significance clearly evident

Auction
6 February

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220



5093 Castlereagh Highway Capertee

Tree change opportunity – productive lifestyle property

Escape the city and embrace a true tree change lifestyle in Central NSW with this outstanding 40-hectare (100-acre) rural property in the Lithgow region, featuring highway frontage, dwelling entitlement and mains power already connected. Despite its excellent access, the land's shape and gently undulating terrain provide a sense of seclusion and tranquility. The property is well cleared and low maintenance, with established shade and shelter trees creating an ideal environment for horses, cattle, sheep or goats.

- Fenced into four main paddocks and supported by reliable dams
- Property comes with assured dwelling approval, allowing you to confidently plan and build your dream country home

40

Approx. Ha Land Size

**Auction
6 February**

**Stewart Adlington
0400 890 432**

**Mackenzie Andriske
0499 550 220**



8168 Castlereagh Highway

Aarons Pass Mudjee

Productive farming opportunity

3 | 2
Beds | Baths

39.19

Approx. Ha Land Size

Set high on rolling country and capturing sweeping rural vistas in every direction, this exceptional 39.19 hectare (approximately 100 acre) holding offers a rare opportunity to secure a productive and picturesque lifestyle property just 30 minutes on the Sydney side of Mudjee. The land is gently undulating and well balanced, making it ideal for grazing, lifestyle farming, or simply enjoying wide open space and privacy.

- Renovated cottage that blends country charm with modern comfort
- Newly constructed stock yards with substantial machinery sheds
- Mains power is connected, and additional conveniences include mail delivery, phone service availability, and a school bus route, ensuring rural living without isolation

**Auction
6 February**

**Stewart Adlington
0400 890 432**

**Mackenzie Andriske
0499 550 220**



67 Kemps Valley Road Mudgee

4 | 1 | 4
Beds | Bath | Cars

The complete rural lifestyle package – Space, comfort & water security

This 29-acre property offers the perfect blend of rural charm, comfort, and practicality. With a well-designed home, productive land, and excellent water supply and shedding infrastructure, it provides a ready-made lifestyle for those seeking space, tranquility, and a connection to the countryside. Fully fenced paddocks, established gardens, and versatile facilities make it ideal for small-scale grazing, hobby farming, or simply enjoying relaxed country living, all within easy reach of popular country town, Mudgee.

- Double carport, 6m x 6m double bay shed and an additional 6m x 6m workshop/storage space
- 110,000 litres of freshwater storage, a big, beautiful dam, and a well-equipped reliable bore with solar pump

**Auction
6 February**

**Stewart Adlington
0400 890 432**

**Mackenzie Andriske
0499 550 220**



4 Saville Row Kandos

Small acreage living with big lifestyle appeal

Welcome to a rare opportunity in the heart of Kandos-this much-loved, never-before-sold property offers the perfect blend of space, privacy and convenience. Set on 1.03 hectares (2.5 acres), this inviting single-level brick home sits in a peaceful, secluded position while being only moments from town amenities. Whether you're seeking a relaxed rural lifestyle, room for hobbies, or space for a small home business, this property delivers endless versatility and charm.

- 7 minutes to historic Rylstone, known for its charming main street, specialty cafés, restaurants and wineries
- Half-circle driveway providing easy access and excellent parking for guests or business use
- Existing paddock can be agisted to horses, cattle or other farm animals

3 | **2** | **5**
Beds | Baths | Cars

Auction
6 February

Guide
\$695,000

Sheree Mac An Tanaiste
0409 749 926

Elizabeth Turner
0458 533 212



90 Mudgee Street Rylstone

Discover unmatched
luxury & lifestyle

3 | 1 | 7
Beds | Bath | Cars

A rare fusion of luxury, panoramic views, and unforgettable lifestyle appeal, this remarkable home sets a new benchmark in Rylstone living. Fully renovated with designer precision and positioned on a sprawling 2,820sqm, it is widely regarded as one of the district's most iconic residences. From its commanding elevation, it captures sweeping vistas over the township and surrounding valleys—an inspiring backdrop for both everyday life and grand-scale entertaining.

- Striking polished concrete floors contrasted by plush, premium bedroom carpets
- Open-plan living with wood fire, gas heating and Daikin reverse-cycle air conditioning
- Dedicated home office with NBN-perfect for modern remote working
- Approx. 55,000L water storage with irrigation to landscaped grounds

**Auction
6 February**

**Sheree Mac An Tanaiste
0409 749 926**

**Elizabeth Turner
0458 533 212**



60 Rodgers Street Kandos

Updated, immaculate & packed with features

Set in an elevated position on a generous 1,012sqm block, this beautifully presented four-bedroom home delivers effortless living from the moment you arrive. With crisp paintwork throughout and well-maintained interiors, every detail has been thoughtfully prepared-allowing you to simply move in and enjoy.

- Light-filled north-facing formal living area
- Solar system feeding back to the grid
- 7m x 6m powered shed with three workbenches
- Wide side access for boat, trailer, or caravan
- Landscaped, low-maintenance yard

4 | 2 | 2
Beds | Baths | Cars

Auction
6 February

Guide
\$650,000

Sheree Mac An Tanaiste
0409 749 926

Elizabeth Turner
0458 533 212



40 Panorama Court Rylstone

Beautifully presented
lifestyle haven

4 | 2 | 6
Beds | Baths | Cars

Perfectly positioned to embrace sweeping views over the iconic Capertee Valley, this beautifully presented brick residence offers a rare combination of elegance, space, and rural tranquillity. Set on approximately six picturesque acres, the home has been crafted with quality finishes and thoughtful design, ensuring comfort, style, and effortless living.

- Contemporary gas kitchen featuring Caesarstone benchtops, quality appliances, and a walk-in pantry
- Reliable mains power plus a substantial 125,000L water tank, ensuring excellent water security
- Four oversized bedrooms with built-ins; master suite complete with private ensuite

Auction
6 February

Guide
\$950,000 - \$1,050,000

Sheree Mac An Tanaiste
0409 749 926

Elizabeth Turner
0458 533 212



2A & 2B Wallerawang Road Portland

Rare find: two dwellings, one title

4 | 2 | 2
Beds | Baths | Cars

Located in a convenient position on Wallerawang Road, this property comprises two self-contained units on a single land title, an ideal opportunity for investors or those seeking flexible dual-living options. Each unit is fully self-contained and separately occupied, ensuring privacy and independent living. With ongoing residential growth and renewed local investment, the township is steadily evolving into a lively community that blends its classic charm with a more modern lifestyle.

- Low-maintenance investment with solid rental demand
- Walking distance to the main street, shops, cafés, and everyday amenities
- Share a practical common yard and clothesline, while both enjoy their own designated carport space for secure off-street parking

Auction
6 February

Stacey Field
0439 319 549

Paige Ward
0498 777 477



149 McKanes Falls Road Lithgow

Tranquil retreat with sweeping mountain views

4 | 2 | 6
Beds | Baths | Cars

Experience breathtaking, uninterrupted views stretching across Hassans Walls, Hartley, Kanimbla, Megalong and Jamison Valleys. Thoughtfully architect-designed by Tony McBurney, this impressive rural residence combines eco-friendly construction with modern comfort and functionality.

- Eco-friendly Timbercrete construction for superior insulation and fire resistance
- Bespoke double-glazed and laminated windows throughout, including a large panoramic view window
- 11kW solar system installed across two large sheds
- Extensive water storage, including a 120,000L main tank and additional tanks
- Dam with firefighting access and a three-layer in-ground drainage system
- Two slow-combustion fireplaces, reverse-cycle air conditioning, and underfloor heating

**Auction
6 February**

**Stacey Field
0439 319 549**

**Paige Ward
0498 777 477**



15/1A High Street Lithgow

Secluded, spacious & perfectly positioned

3 | 2 | 2
Beds | Baths | Cars

Positioned at the rear of the complex, this impressive townhouse at 15/1A High Street stands out as the largest residence in the development, set on a generous 258sqm block. Built with stylish, modern finishes throughout, the home features an inviting open-plan living and dining areas that flow effortlessly to a neat, private courtyard, a great spot to entertain or unwind. A dedicated study nook adds extra flexibility, providing a quiet place to work or enjoy some personal time.

- Three well-proportioned bedrooms, all with built-in wardrobes
- Private rear position, offering extra peace and seclusion away from the street
- Part of a well-maintained strata complex, offering ease, security and convenience
- Perfect for families, downsizers or anyone wanting a convenient lifestyle close to town

Auction
6 February

Stacey Field
0439 319 549

Paige Ward
0498 777 477



68-72 Main Street Lithgow

Premium Main Street position
with maximum exposure

Positioned in the heart of Lithgow's bustling Main Street, 68-72 Main Street presents an exceptional opportunity for investors or business owners seeking prime exposure and long-term growth. The property comprises two well-presented commercial spaces on the ground floor, each with additional space at the rear for storage or other functional uses, both currently leased and providing immediate income.

- Modern two-bedroom apartment upstairs with functional bathroom
- Modern one-bedroom apartment at the rear with functional bathroom
- High foot and vehicle traffic area, surrounded by cafés, shops, and essential services
- Zoned for mixed commercial use

3 | 2
Beds | Baths

**Auction
6 February**

**Stacey Field
0439 319 549**

**Paige Ward
0498 777 477**

SOLD

Prior to Auction



66 Inglis Street
Mudgee
3 bed 2 bath 2 car

Sold
\$850,000
By Ben Smith



8/159A Market Street
Mudgee
3 bed 1 bath 1 car

Sold
\$556,000
By Team Woods



15 Woodside Close
Mudgee
4 bed 2 bath 2 car

Sold
\$790,000
By Team Sutherland



14 Louee Street
Rylstone
4 bed 2 bath 1 car

Sold
\$540,000
By Team Mac An Tanaiste



20 Harvey Street
Mudgee
Land 2024m²

Sold
\$385,000
By Team Woods

SMART MORTGAGE SOLUTIONS

*delivered with
a smile*

- Access to a broad range of lenders
- Tailored loan solutions
- Contactable when you need me
- Scan code to start a conversation today!



MORTGAGE  LANE

Chandelle Lord
0450 901 478
mortgagelane.com.au

Chandelle

Your full financial needs and requirements need to be assessed prior to any offer or acceptance of a loan product.
Credit Representative 569116 is authorised under Australian Credit Licence 389328.

DLH SOLICITORS.

THE LEADING CONVEYANCING FIRM IN THE MUDGEES REGION.



With 35+ years of experience, our team are here to guide you through the conveyancing process.

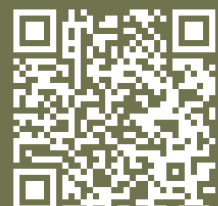
**DON'T TRUST YOUR BIGGEST ASSET
WITH ANYONE BUT THE EXPERTS.**



**YOUR CONVEYANCING TEAM
SALLY CALLANDER & JOHN LONERAGAN**

70 Market Street, Mudgee
(02) 6372 1099
admin@dlhsolicitors.com.au

**SCAN TO BOOK
APPOINTMENT**



LEADERS IN RESIDENTIAL CONVEYANCING

LAND
LAW_{co.}



LAND LAW_{co.}



Here for life's big moments

At Land Law Co, conveyancing isn't just a transaction – it's a tailored, stress-free experience. We love real estate just as much as you. We understand the significance of dealing with your home or investments. Rest assured this is what we do all day, everyday. With decades of legal experience in conveyancing and property law behind us, we combine our tech-savvy approach with the personalised customer service. Our streamlined process means fewer delays, and clear communication every step of the way – so you always know where things stand.



BUYING

Whether you are a First Home Buyer or seasoned Investor, we'll guide you through the entire purchase - from making an offer until the keys are in your hands. A full conveyancing service tailored to you.



SELLING

We aim to make your sale smooth and stress free. We prepare your contract for sale, manage disclosure requirements and handle the legal processes through to settlement.



CONTRACT REVIEW

Before making an offer or going to Auction, we'll carefully review the contract to flag any risks and explain the fine print.



PROPERTY DEVELOPMENT

If you are subdividing land, undertaking a residential or commercial development, we provide end-to-end legal and conveyancing support.

THE LAND LAW CO. PROCESS



PREPARE OR
REVIEW
CONTRACT



NEGOTIATE
TERMS



LIAISE



EXCHANGE



COORDINATE



SETTLEMENT



1300 224 402



WWW.LANDLAWCO.COM.AU



CONVEYANCING@LANDLAWCO.COM.AU

Mudgee Region's Custom Home Building Specialists

Established 2007



"From first home, to dream home & every project in between"



Call our builder now 02 63726 054
projects@lynchbuildinggroup.com.au • www.lynchbuildinggroup.com.au

BUILD YOUR DREAM HOME

Helix Construction delivers quality residential builds from planning to completion and if you need finance, hfinance can help you secure the right lending solution to make it happen.

- ✓ Seamless Build and Finance Support
- ✓ Aligned Process, Fewer Delays
- ✓ Focused on Long-Term Value



**BUILD WITH THE
RIGHT TEAM**



**FINANCE WITH THE
RIGHT SUPPORT**



Insure with local people you can rely on



Our team at Elders Insurance Western Plains live and work locally. They'll take the time to talk to you and understand your individual situation. It's why Elders Insurance customers stick with us.

Contact Patrick Butterworth for a quote today

0499 626 391 🔍 **Elders Insurance Western Plains**



Insurance

Insurance Central West Pty Ltd ABN 15159270970 trading as Elders Insurance Western Plains AR No. 432988 is an Authorised Representative of Elders Insurance (Underwriting Agency) Pty Limited ABN 56 138 879 026, AFSL 340965. (EIUA) . EIUA, acting under its own AFSL, is authorised to distribute Elders Insurance products on behalf of QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545), the product issuer. Visit www.eldersinsurance.com.au to consider the Product Disclosure Statement and any applicable Target Market Determination to decide if the product is right for you.

OLD WHEELS GRIND

COFFEE & DOUGHNUTS

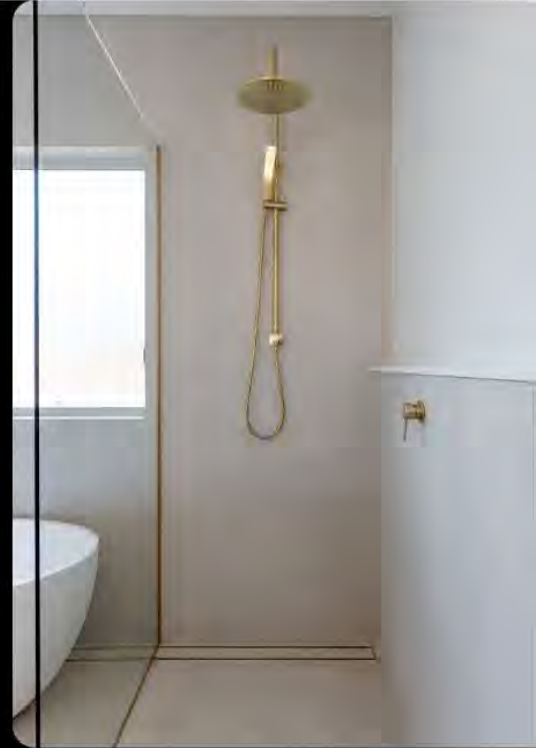


Locally Roasted Coffee
Hot Cinnamon Doughnuts
Handcrafted Gelato

8 Pipeclay Lane, Budgee Budgee

oldwheelsgrind.com

Transform your space with Mudgee Tile and Bathroom Centre



Nestled in the heart of Mudgee, the Mudgee Tile and Bathroom Centre stands as a beacon for homeowners and tradesmen alike, offering a comprehensive range of tiles and bathroom fixtures that redefine style and functionality.

With a commitment to quality and customer satisfaction, Mudgee Tile and Bathroom Centre is a go-to destination for anyone looking to elevate their spaces.

Whether you're renovating a cozy bathroom or embarking on a complete home makeover, their team of knowledgeable staff are always ready to assist you in finding the perfect products tailored to your vision.

- **Tiles**– From classic ceramic to contemporary porcelain and natural stone, their tile collection offers something for every taste and style. Customers can choose from a variety of colors, textures, and sizes, ensuring that every project is unique.
- **Bathroom Fixtures**– With a wide array of sinks, vanities, showers, toilets and bathtubs, designed to provide both functionality and aesthetic appeal. Each piece is carefully selected to meet the highest standards of quality.
- **Trades Supplies** – For the DIY enthusiast and professional tradespeople, Mudgee Tile and Bathroom Centre offers a comprehensive selection of essential supplies.



22 Perry Street, Mudgee, NSW.



(02)63726655



sales@mudgetilecentre.com.au



**MUDGEE TILE
+ BATHROOM
CENTRE** PTY LTD



CUDGEGONG PLUMBING PTY LTD

Emergency Service 24 hours 7 days a week
Service - Integrity - Innovation

Covering all your general maintenance needs
including leaking taps, toilet repairs, gutter
cleaning, burst and leaking pipes, hot water
systems, blocked drains and emergency
plumbing.

New homes, septic system and servicing.

Residential / Commercial / Industrial



WHERE YOUR INVESTMENT MEETS OUR EXPERTISE

IF YOU HAVE QUESTIONS / ENQUIRY, CALL US OR EMAIL US.

14 Swords Court, Mudgee NSW 2850 / 02 6372 1543 - 0427 721 543

info@cudgegongplumbingptyltd.com.au / www.cudgegongplumbing.com.au





**COUNTRY SCRAP METAL
& SKIP BINS**

GO LOCAL, RECYCLE METAL!



**Aussie Scrap Metal
Recycled Right Here**

- ✓ Competitive Prices
- ✓ Instant Cash Paid
- ✓ Supporting Local Business



✓ **Scrap Metal Removal & Recycling**



✓ **Skip Bin Services**



✓ **Farm & Property Cleanups**



We Recycle: Steel, Aluminum, Copper, Brass + More.



☎ 02 6372 1322 | 📞 0437 901 977

✉ operations@countryscrapandsteel.com



**Proudly
Australian**

  **@countryscrapmetal**



Putta Bucca **LANDSCAPING SUPPLIES**

Quality materials. Local service. Trusted results.

Everything you need for your next project:



✓ Aggregates & Sand



✓ Premium Soils



✓ Decorative Pebbles



✓ Mulch & Firewood



✓ Sandstone Blocks



✓ Bagged Products

Why Choose Putta Bucca?

- ✓ Family owned & operated
- ✓ Servicing Mudgee since 2012
- ✓ Trusted by landscapers & homeowners
- ✓ Friendly expert advice
- ✓ Reliable local supply

VISIT US TODAY

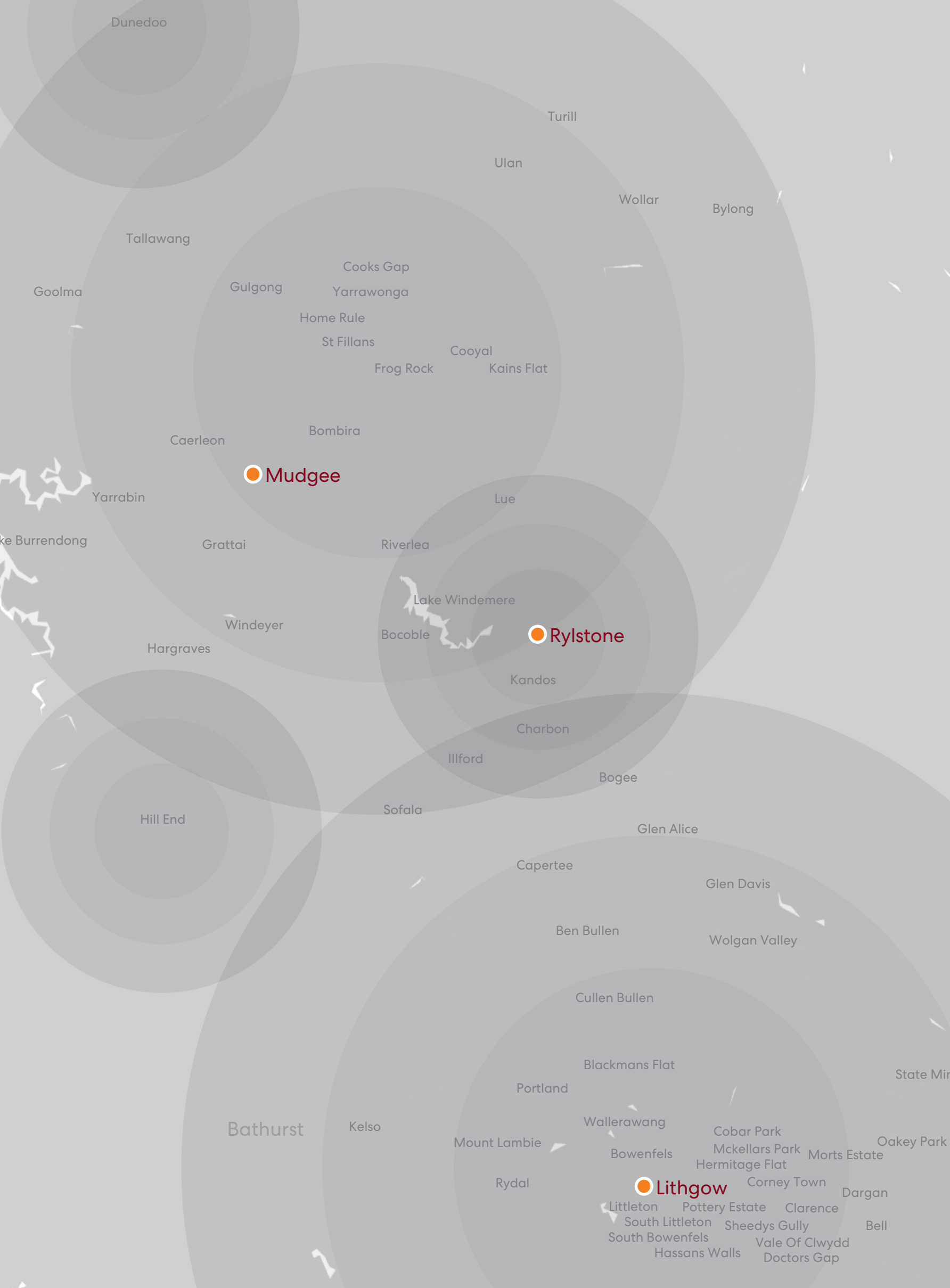
📍 **19 Industrial Ave, | Mudgee NSW**

☎ **0419 669 003 | www.puttabuccalandscapes.com.au**

✉ **accounts@puttabucca.com.au**

Bring Your Landscape to Life

Talk to our team about the right products for your project.



Mudgee

79 Church Street
Mudgee NSW 2850
(02) 6372 2584

Lithgow

71 Main Street
Lithgow NSW 2790
(02) 6352 5125

Rylstone

90 Louee Street
Rylstone NSW 2849
(02) 6379 1955

mcgrathct.com.au

McGrath
Mudgee | Rylstone | Lithgow | Rural