



Property Guide

Friday Frenzy - Autumn Edition

NOTE - Properties shown in this guide are not reflective of the sequence order of auctions on the day. Please consult your auction run sheet, supplied on auction day, to follow properties in order of sale.

All information contained in this booklet is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. Property details are subject to last-minute changes after this booklet has been printed. Please check on www.mcgrathct.com.au for any change to a specific property you are interested in.

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The
big
day

McGrath



Welcome to Friday Frenzy - Autumn Edition

McGrath Central Tablelands is pleased to welcome you to our Friday Frenzy - Autumn Edition, super auction event. 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 properties going to auction, we invite you to participate in our charity E-Bike 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 another unforgettable auction event.

McGrath
Mudgee | Rylstone | Lithgow | Rural



The Venue

Mudgee Race Club

Recognised as one of country NSW's premier racecourses and located in the middle of the impressive Mudgee Wine Region. The Mudgee Race Club has a vibrant community of both regional and city-based followers who enjoy the excitement, welcoming hospitality and location of our renowned country club and racecourse.

Respected by trainers, jockeys and owners, horses come from far and wide to race at the Mudgee racetrack because of its well-maintained track, well organised events, and the great following that the club has developed throughout its renowned history.

Since 1842 the beautiful and quintessentially country, Mudgee Race Club has been home to fun, friendly and prestigious regional racing events.



MUDGEE RACE CLUB



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



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 093 918 122)), 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

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16-02-23

Charity Auction Terms & Conditions

(New South Wales, Australia)

McGrath

1. General

By registering and/or bidding at this event, all participants agree to be bound by these Terms & Conditions. This auction is conducted to raise funds for RUN DIPG, and proceeds will support its charitable activities.

2. Auction Format

This event includes:

- A live auction (AMPD Bros ACE-S e-bike and FASEN Helmet)

McGrath Central Tablelands (the Organisers') reserve the right to withdraw, substitute, or modify any item or bidding process at their discretion.

3. Registration & Bidding

- Each bid constitutes a legally binding offer to purchase.
- The highest bid accepted at the close of bidding will be the successful bid.
- In the event of a dispute, the organisers' decision is final.

4. Payment

- Full payment is required on the day of the auction unless otherwise agreed.
- Items will not be released until payment is received in full and cleared.

5. Nature of Items

- All items are sold "as is" and may be subject to conditions imposed by the donor or provider.
- Descriptions are provided in good faith; however, no guarantee is given as to accuracy, completeness, or suitability.
- To the extent permitted by law, no warranties apply except those required under the Australian Consumer Law.

6. Item-Specific Conditions

AMPD Bros ACE-S e-bike and FASEN Helmet

- Sold "as is."
- Any applicable manufacturer warranty will be transferred to the purchaser.
- The purchaser is responsible for safe use and compliance with applicable laws.

7. Collection & Delivery

- Items must be collected on the day or within 5 days, unless otherwise arranged.
- Risk in the item passes to the buyer upon payment.

8. Refunds & Cancellations

- All sales are final.
- No refunds or exchanges will be provided except as required under applicable law, including the Australian Consumer Law.

9. Liability

- To the extent permitted by law, the organisers' and RUN DIPG are not liable for any loss, damage, or injury arising from participation in the auction or use of any item purchased.
- Attendees participate at their own risk.

10. Use of Proceeds

- Funds raised from this auction will be donated to RUN DIPG.
- Purchases may not be tax-deductible; bidders should seek independent tax advice if required.

11. Privacy

- Personal information collected during registration will be used solely for administering the auction and related communications.
- Information will be handled in accordance with applicable privacy laws.

12. Compliance with Laws

This auction and these Terms & Conditions are governed by and subject to:

- The Competition and Consumer Act 2010 (Cth), including the Australian Consumer Law
- The Charitable Fundraising Act 1991 (NSW)
- The Privacy Act 1988 (Cth)

To the extent applicable, all activities will comply with these laws.

13. Governing Law

These Terms & Conditions are governed by the laws of New South Wales, Australia.



305 Yarrabin Road Mudgee

‘Ferndale’ - rural holding
just 15 minutes from Mudgee

3 | 1 | 1
Beds | Bath | Car

452

Approx. Hectare

Tightly held within the same family for over a century, 'Ferndale' is a remarkable 452-hectare holding offering scale, history, and a genuine rural lifestyle opportunity. Traditionally supporting Merino sheep grazing, the property spans rolling hills, fertile valleys, and seasonal creeks, making it ideal for weekend escapes, lifestyle buyers, or small-scale agricultural pursuits all within 15 minutes of town amenities.

Auction
24 April

Auction Guide
Offers Over \$1,500,000

Adam Sutherland
0499 777 744

Stewart Adlington
0400 890 432

- Home provides a solid and functional base for comfortable living.
- Graded tracks provide access throughout the property and into the rear country.
- Two-stand shearing shed connected to mains power, a small grain silo, and a range of established working infrastructure.



19 Suttor Avenue Mudgee

Spacious family living

4 | 2 | 2
Beds | Baths | Cars

This beautifully presented family home is set on a generous 840sqm block, offering a spacious and versatile layout perfect for modern family living. With multiple living zones, a stylish kitchen, seamless indoor-outdoor flow, and plenty of room for the whole family to enjoy, this home combines comfort, functionality, and modern conveniences in a sought-after location.

- Four well-sized bedrooms, including king-sized master with ensuite and built-in robes.
- Modern galley-style kitchen with stone bench-tops, gas cooktop, and dishwasher.
- Expansive backyard with side access for potential shed or further enhancements.
- 6kW solar system with battery for energy efficiency.
- Ducted air conditioning for year-round comfort.

**Auction
24 April**

**Auction Guide
\$790,000 - \$840,000**

**Adam Sutherland
0499 777 744**

**Lauren Whitfield
0488 474 588**



10 Bateman Avenue Mudgee

A reserve-backed home
perfect for families or investors

4 | 2 | 2
Beds | Baths | Cars

Set against the backdrop of a peaceful council reserve, this spacious, light filled home offers the perfect balance of comfort, privacy, and low-maintenance living. With multiple living zones and effortless indoor-outdoor flow, it's ideal for both everyday living and entertaining. At the heart of the home, a tastefully designed kitchen combines practicality and style, overlooking the open plan living area that extends effortlessly to a covered alfresco space. With a desirable north-easterly aspect and no rear neighbour's, the backyard provides a private setting.

- Three-way main bathroom ideal for family living.
- Ducted reverse cycle air conditioning throughout.
- Private backyard backing onto council reserve.

Auction
24 April

Auction Guide
\$795,000

Adam Sutherland
0499 777 744

Lauren Whitfield
0488 474 588



12 Lewis Street Mudgee

Charming 1930s semi in the heart of Mudgee

Perfectly positioned just a stone's throw from the heart of Mudgee, this beautifully updated 1930s semi-detached home delivers the perfect blend of timeless charm and modern convenience. Set on a low-maintenance 406.3sqm block, the home showcases stunning period features alongside thoughtful upgrades, creating a warm and inviting space ideal for both owner-occupiers and investors. With its character, functionality, and unbeatable location, this is an exceptional opportunity to secure a centrally located gem.

- Both bedrooms open onto a private porch, offering a peaceful retreat.
- Alfresco entertaining area with café blinds, plus workshop shed with bathroom amenities.
- Zoned E2 commercial centre, ideal for residence of business.

2 | 1 | 1
Beds | Bath | Car

Auction
24 April

Auction Guide
\$750,000

Adam Woods
0409 721 703

Adam Sutherland
0499 777 744



15 Wenonah Street Gulgong

Modern living with sweeping rural views

Positioned on the edge of town with stunning easterly views across open farmland, this modern executive home delivers generous space, comfort and effortless indoor-outdoor living. Set on a substantial 2,948m² block, it offers the ideal blend of contemporary style and country tranquillity. At the front of the home, two well-sized bedrooms feature built-ins, ceiling fans, exterior shutters and dual blinds. Sleek kitchen with gas cooktop, dishwasher and breakfast bar, opening through two sets of double sliding doors to a large entertaining deck with adjustable side shutters.

- Ducted reverse cycle air conditioning + 9.3kW solar.
- Double garage + 12m x 7.5m shed with rear yard access.

3 | 2 | 5
Beds | Baths | Cars

**Auction
24 April**

**Auction Guide
\$830,000 - \$860,000**

**Adam Sutherland
0499 777 744**

**Nathan Thurtell
0400 515 990**



57 Gladstone Street Mudgee

Timeless character
in the heart of Mudgee

3 | 1 | 1
Beds | Bath | Car

Set in a central location, this charming 1920's weatherboard cottage blends timeless character with modern comfort. Featuring beautiful period details, thoughtful updates and low-maintenance grounds, it offers an effortless lifestyle just a short walk from Mudgee's cafés, restaurants and CBD - a rare opportunity where location, character and convenience come together.

- Wood fire heating and reverse air conditioning.
- Single carport providing off-street parking.
- Zoned E2 Commercial Centre - option for business or residential.
- Attractive façade with bullnose verandah and established privacy hedging.

**Auction
24 April**

**Adam Sutherland
0499 777 744**

**Lauren Whitfield
0488 474 588**



21 Sydney Road Mudgee

Landmark holding - first time in 40+ years

5452m²
Approx. Land Area

811m²
Approx. Building Area

Offered for the first time in over 45 years, this high-profile 5,452sqm Sydney Road holding presents a rare opportunity to secure a mixed-use commercial asset with multiple income streams and future upside. Featuring a modern showroom/workshop complex, secondary commercial space and a four-bedroom residence, the property offers flexibility to occupy, invest or redevelop in one of Mudgee's most tightly held commercial locations.

- Three separate power supplies across the property.
- 12kW solar system reducing operational costs.
- Ducted air conditioning and mezzanine storage area.
- Three bathrooms servicing showroom and workspace.

**Auction
24 April**

**Adam Woods
0409 721 703**

**Jessica Martens
0499 777 733**



1B Sydney Road Mudgee

Rare development opportunity

Vacant land of this scale in Mudgee is incredibly hard to come by, making this a rare and exciting opportunity for developers or investors seeking growth and flexibility. With an approved 5-lot subdivision and dual occupancy potential on three of the lots, this 3,695sqm parcel is perfectly positioned to capitalise on demand for quality residential housing. Set against a picturesque Redbank Creek backdrop and offering fantastic exposure to Sydney Road, it's a premium site loaded with potential.

- Zoned R1 General Residential.
- Convenient location close to Mudgee town centre and key amenities.
- Take advantage of existing DA or suitable to unit development.

3695m²

Approx. Land Area

**Auction
24 April**

**Auction Guide
\$800,000**

**Adam Woods
0409 721 703**

**Jessica Martens
0499 777 733**



Lot 1, 312 Castlereagh Highway Mudgee

Prime rural setting

Set in a picturesque location just 3km from Mudgee where you will enjoy the peace and privacy of rural living just minutes from the conveniences of town. This prime 50 acre property also comes with the security of a 30 megalitre irrigation licence. Rarely do properties such as this come to market and this is an opportunity not to be missed.

- A fertile 50 acres (20 ha) allotment with Highway frontage.
- 30 Meg groundwater irrigation licence.
- A perfect location for a spectacular country home.
- Excellent fencing, some to be completed prior to settlement.
- Fertile river flats suited to pasture production or grazing.

50

Approx. Acres
Land Area



Auction
24 April

Adam Woods
0409 721 703

Harrison Hopkins
0499 777 722



275 Iron Barks Road Mudgee

Dual living lifestyle

5 | 3 | 1
Beds | Baths | Car

25
Approx. Acres
Land Area

Every moment here is an opportunity to embrace nature in a beautifully updated four-bedroom home that seamlessly blends modern style with rural charm, where spacious open-plan living is filled with natural light, enhanced by high ceilings and a warm, inviting atmosphere. Wrap-around verandah, soaking in breathtaking mountain views across your own 25-acre sanctuary. Thoughtfully upgraded, the home features new carpets, a refreshed kitchen and bathrooms, and a private ensuite to the master bedroom, adding an extra layer of comfort and convenience.

- A separate self-contained granny flat.
- Cleared grazing land with two dams (one spring-fed).

Auction
24 April

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

Adam Woods
0409 721 703

Harrison Hopkins
0499 777 722



499 Mebul Road Gulgong

Productive. Versatile.
Ready to perform.

4 | 3 | 4
Beds | Baths | Cars

1240

Approx. Acres
Land Area

Set in the tightly held Goolma district, Jamaica Park is a highly regarded and well-improved 1240-acre (501ha) holding, offering scale, water security, and infrastructure to support serious grazing or mixed farming - just 45km from Mudgee and 20km from Gulgong.

- 1240 acres (approx. 501ha) subdivided into 26 paddocks plus holding yards.
- Estimated carrying capacity of around 200 cows.
- Renovated four bedroom, three bathroom home with high ceilings and timber floors.
- Three separate titles, offers flexible purchase and sale options.
- Equipped bore, 16 dams, Mebul Creek frontage and 9 water tanks.
- Tar-sealed road frontage, 25 mins to Gulgong and 35 mins to Mudgee.

Auction
24 April

Auction Guide
\$3,500,000

Adam Woods
0409 721 703

Stewart Adlington
0400 890 432



Lot 47, 499 Mebul Road Gulgong

Timeless country charm awaits

4 | 3 | 4
Beds | Baths | Cars

450

Approx. Acres
Land Area

"Jamaica Park" homestead presents a rare opportunity to secure a premium rural holding that perfectly balances scale, productivity, and lifestyle, just 45km from Mudgee and 20km from Gulgong. This highly regarded and well-improved property features a beautifully renovated four-bedroom country-style homestead, complete with high ceilings, polished timber floors and a stunning brick fireplace centrepiece. You'll fall in love with this charming period-inspired home offering relaxed, country living.

- 31m x 27m temperature-controlled shed with six growing rooms and office.
- 8m x 12m steel-framed two-stand shearing shed and workshop.
- 32m x 12m hay shed, steel cattle yards with crush and loading ramp.

Auction
24 April

Auction Guide
\$2,500,000

Adam Woods
0409 721 703

Stewart Adlington
0400 890 432



Lot 46 & 70, 499 Mebul Road

Gulgong

Scale, value & opportunity

789

Approx. Acres
Land Area

Positioned in the sought-after Goolma district, Jamaica Back Block offers 789 acres (approx. 319ha) of predominantly cleared basalt hill grazing country. Located just 45km from Mudgee and 20km from Gulgong, it's ideal as a productive standalone breeding block or an easy add-on to an existing holding.

- 789 acres (approx. 319ha) across two titles - 310ac and 479ac.
- Both titles with separate road access for future division potential.
- Fenced into 16 paddocks in good stock-proof condition.
- 8 dams and 9 troughs supplied by 3 x 5000-gallon header tanks.
- Areas suitable for cultivation or pasture improvement.

Auction
24 April

Auction Guide
\$1,200,000

Adam Woods
0409 721 703

Stewart Adlington
0400 890 432



78 Waterworks Road Mudgee

Peace & privacy just
minutes from Mudgee's CBD

7194m²
Approx. Land Area

Located on the edge of the highly sought-after tourist town of Mudgee, this 7,194 sqm (1.77 acre) block of land presents an excellent opportunity to secure a versatile lifestyle property. Offering the perfect balance of convenience and rural living, it provides an ideal setting for a wide range of uses.

- Mains power available at the road frontage for easy connection.
- Ideal block for a caravan or tiny home, or a manageable paddock for your beloved horse close to town.
- Fully fenced on the boundary.
- Dual zoning: R2 Low Density Residential and R5 Large Lot Residential.

**Auction
24 April**

**Stewart Adlington
0400 890 432**

**Mackenzie Andriske
0499 550 220**



28 Bywong Lane Mudgee

Charming home on 28 acres with
ample shedding & lifestyle potential

Set on approximately 11.3 hectares (28 acres), this charming rural property offers the perfect balance of lifestyle, comfort and practicality. Just a short drive from the vibrant towns of Mudgee and Gulgong, this property presents an ideal opportunity for those looking to start a hobby farm, begin a small-scale grazing pursuit, or simply enjoy the peace and tranquillity of rural living. With a spacious, renovated home, ample shedding, excellent water security and fully fenced paddocks, this property is ready for you to move in and begin your rural dreams.

- Excellent water supply with scenic frontage to the seasonal Spring Creek, approximately 150,000L of rainwater storage for the home, and a dam for stock.
- Mains power connected, providing ease and convenience for the home and shedding.

4 | 2 | 2
Beds | Baths | Cars

28
Approx. Acres
Land Area

Auction
24 April

Stewart Adlington
0400 890 432

Mackenzie Andriske
0499 550 220



30 Lett Street Lithgow

Perfect location,
classic cottage

2 | 1 | 1
Beds | Bath | Car

Full of character and timeless charm, this 1920s double brick home welcomes you with a classic cottage-style frontage that makes a lasting first impression. Inside, the home offers a practical and comfortable layout, filled with natural light and a warm, inviting atmosphere. At the rear, convenient lane access leads to a single carport, providing secure off-street parking and easy access to the neat backyard. Situated in a central Lithgow location, this unique home combines solid craftsmanship, character, and functionality, making it a rare opportunity for buyers.

- Reverse cycle split system in the living area for year-round comfort.
- Original fireplaces adding charm and character to the home.
- Walking distance to Lithgow town centre, shops, cafes, schools and amenities.

Auction
24 April

Auction Guide
\$450,000

Stacey Field
0439 319 549

Paige Ward
0498 777 477



*T&C's apply.
Please refer to page 12.

AMPD BROS ACE-S Electric Bike & Triflow PRO Helmet Ride for a reason

From beaches to hills, dirt tracks to pavements, the ACE-S handles it all effortlessly. Constructed from lightweight aluminium and stainless-steel spokes, the ACE-S promises durability with an effortless riding experience. Revamped and refined, the ACE-S Electric Bike is loaded with premium features and celebrated year after year as Australia's favourite fat tyre bike.

- Battery: 52V 15ah Samsung Premium 21700 cells.
- Range: up to 60km+. Varies on ride use.
- Motor: Bafang Rear Hub High Torque 65N.m.
- Control: 180mm Disc Brakes Tektro Hydraulic.
- Matt Black AMPD BROS ACE-S Electric Bike.
- Helmet size: S/M (54-57cm).
- All funds raised from this auction will be donated to RUN DIPG.*

Ampd
BROS



**RUN
DIPG**

Auction
24 April

McGrath
Central Tablelands
02 6372 2584

Past Friday Frenzy

Auction Results

Property	Sold Price	Auction Result	Registered Bidders	Bids
4748 Ilford Sofala Road, Sofala, Bathurst	\$975,000	Sold at auction under the hammer	6	4
82 White Circle, Mudgee	\$705,000	Sold at auction under the hammer	2	4
90 Carara Road, Mudgee	\$1,300,000	Sold prior to auction	-	-
66 Inglis Street, Mudgee	\$850,000	Sold prior to auction	-	-
91 Mulgoa Way, Mudgee	\$848,000	Sold at auction under the hammer	1	4
23 Vera Court, Mudgee	\$1,100,000	Sold at auction under the hammer	2	4
8/159A Market Street, Mudgee	\$556,000	Sold prior to auction	-	-
68 Denison Street, Mudgee	\$850,000	Sold at auction under the hammer	2	2
234 Possum Springs Road, Merriwa	\$580,000	Sold post auction	-	-
67 Perry Street, Mudgee	\$692,000	Sold at auction under the hammer	5	27
1141 Crudine Road, Crudine, Bathurst	\$500,000	Sold prior to auction	-	-
40 Panorama Court, Rylstone	\$1,000,000	Sold prior to auction	-	-
40 Mudgee Street, Rylstone	\$510,000	Sold post auction	-	-
15 Woodside Close, Mudgee	\$790,000	Sold prior to auction	-	-
7 Edwards Close, Mudgee	\$330,000	Sold at auction under the hammer	2	9
5 Grant Street, Mudgee	\$872,500	Sold post auction	1	-
14 Louee Street, Rylstone	\$540,000	Sold prior to auction	-	-
20 Harvey Street, Mudgee	\$385,000	Sold prior to auction	-	-
39 Webster Street, Mudgee	\$1,300,000	Sold post auction	-	-

Upcoming Auctions

Property	Auction Guide	Auction Day	Auction Location
33 Bowen Street, Mudgee	-	Friday May 1st 10am	Mudgee Office
3180 Castlereagh Highway, Dunedoo	-	Friday May 1st 10am	Mudgee Office
4244 Hill End Road, Mudgee	-	Friday May 1st 10am	Mudgee Office
699 Cypress Drive, Mudgee	-	Friday May 1st 10am	Mudgee Office
99 Angus Avenue, Kandos	-	Friday May 1st 10am	Mudgee Office
378 Warrangunia Road, Mudgee	-	Friday May 1st 10am	Mudgee Office
214 Bowles Lane, Rylstone	\$1,600,000 - \$1,750,000	Friday May 22nd 11am	Mudgee Office
203 Roberts Road, Mudgee	-	Friday May 22nd 11am	Mudgee Office
2/1193 Yarrabin Road, Mudgee	-	Friday May 22nd 11am	Mudgee Office



Thinking about selling?

Are you interested in taking part in our next super auction event, or simply curious about your property's current value?

Our professional and transparent approach is supported by decades of real estate experience and a dedicated team working across three offices in the Central Tablelands.



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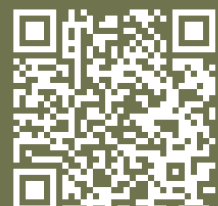
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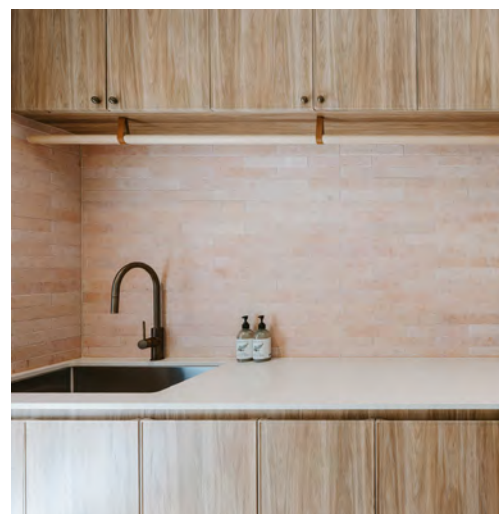
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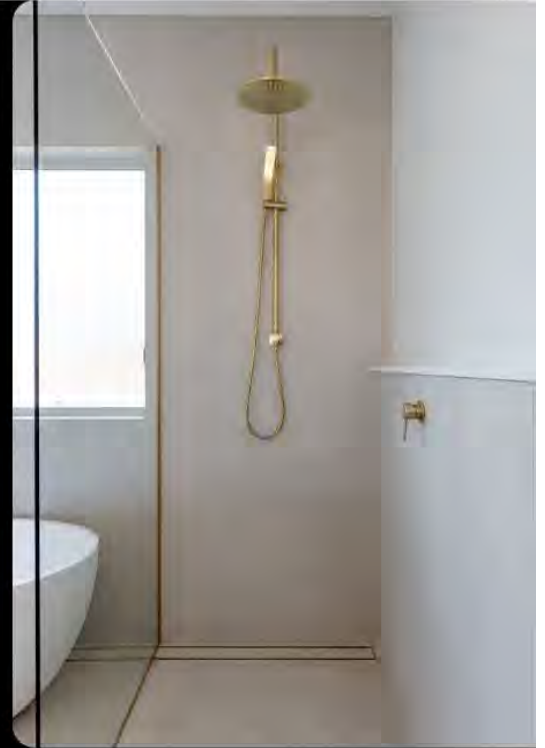
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Transform your space with Mudgee Tile and Bathroom Centre



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.



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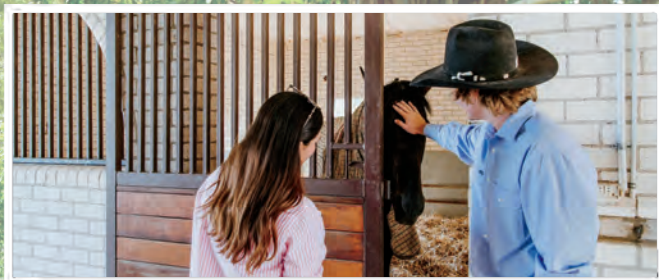


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GOOREE PARK

Events



DERBY DAY *at Gooree*

31 October 2026

- FOOD and BEVERAGE PACKAGE
- FASHION PARADES
- FASHIONS *on the FIELD*
- LIVE MUSIC
- RACING COVERAGE *on the BIG SCREEN*
- AFTERNOON to EVENING EVENT: 3PM-8:30PM



MELBOURNE CUP *at Gooree*

3 November 2026

- 3 COURSE LUNCHEON
- GOOREE PARK WINE and BEER
- SWEEPSTAKES
- THOROUGHBRED PARADES
- FASHIONS *on the FIELD*
- PINK UP MUDGEE CHARITY AUCTION
- LIVE MUSIC
- RACING COVERAGE *on the BIG SCREEN*
- AFTERNOON EVENT: 12PM-5PM



4 December 2026

- FOOD and BEVERAGE PACKAGE
- ENTRY and RESERVED SEATING WITHIN *the GOOREE MARQUEE*
- FASHIONS *on the FIELD*
- PRIVATE BAR and BETTING FACILITIES



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
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