



## Mudgee

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Set amid glorious established gardens and located just a few hundred meters from the CBD is Kia-Ora, an enchanting late Victorian residence resplendent in its presentation.

Constructed circa 1898, the home exudes the charm and grace associated with this era and while some restoration and building extensions have occurred over the years, the original period features such as original fire surrounds, ornate corning and high ceilings have been retained.

Kia-Ora is currently operated as a successful Bed & Breakfast and boasts impressive accommodation facilities. There are five well proportioned bedrooms and three bathrooms. Two of these are ensuite bedrooms with private access and used for the B&B component.

Living Space is abundant with a formal lounge featuring polished timber flooring and an inviting fire place, a spacious family room and dining area off the kitchen and an additional open plan living room with a sunny north east aspect and adjoining deck.

**Price** : \$ 665,000

**Land Size** : 1233 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5657061>