



## MUDGEES

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A little bit of work will go a long way toward future profits here with this cosy brick cottage.

There are three good size bedrooms with built ins, a formal lounge, spacious lounge and dining area and large functional kitchen.

The bathroom, laundry and kitchen were refurbished in the 90's and are all in good order and with some maintenance, paint and updated floor coverings throughout you will find this a lovely home.

There are high ceilings, typical of this era, and a simple floor plan with good space throughout. Wood heating and air conditioning keep the home comfortable.

At the rear is a covered entertaining area which overlooks the enormous rear yard.

The block is a huge 1159sqm (approx) and has mature gardens and trees.

There is side access to the backyard and a large

**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5657736>