



## Mudgee

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Just a short stroll from the CBD in a quiet established street is this delightful home on a good level block.

Comprising three good size bedrooms, each with ceiling fans and built in robes. The property is well suited to first home buyers, investor or downsizers seeking low maintenance living.

The living room has a wood fire, reverse cycle air-conditioning and a sliding door opening to the front porch.

The kitchen is original and in excellent condition with the dining room adjacent.

Other features include a study/sitting room, tidy bathroom, two further reverse cycle air-conditioners, high ceilings and ceiling fans throughout.

Set on 664sqm the gardens are well maintained and low maintenance. There is a child's play area, secure fencing, garden shed and an inviting covered entertaining area.

**Land Size** : 664 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658112>