



### 11 Grant Street Mudgee NSW

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Here is a great opportunity to roll up your sleeves and put your stamp on this three bedroom cottage.

Situated in a quiet, established south Mudgee street this is an ideal first home or affordable investment with enormous potential.

**Price** : \$ 259,950  
**Land Size** : 868 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658496>

- Three bedroom, one bathroom home
- Separate lounge room with slow combustion wood heater and reverse cycle air conditioner, timber floorboards
- Kitchen with dishwasher, electric cooking and combined with meals area
- Covered rear pergola/BBQ area ideal for entertaining
- Carport, lock up workshop and two storage sheds
- Level block, fully fenced, rear lane access
- Be quick!!!

To arrange an inspection contact Damian Kearns on 0418 205 551