



## 94 Lawson Street Mudgee NSW

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Set in an established, quiet position only moments from Mudgee's golf course and soon to be upgraded hospital, this solid 3 bedroom home is both affordable and functional, with loads of potential to add value or simply sit and enjoy!

- 3 x well sized bedrooms
- Separate lounge and dining rooms
- Updated bathroom with separate toilet
- Large 712sqm yard with lots of shedding
- Covered outdoor entertaining area

Some easy renovations would see this house transform into a modern home or take advantage of Mudgee's very strong rental market with quality tenants lining up to secure something like this!

Contact me today, Sara Perry on 0400 859 593 to arrange your inspection.

**Price** : \$ 305,000  
**Land Size** : 712 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659331>



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