



#### 4 Gladstone Street Mudgee NSW

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It's all about location and here you have the best with this property enjoying a highly sought after East Mudgee location, just a stones throw from the CBD. Roll up your sleeves and you will find there is endless potential in this hidden gem.

- Three bedroom clad house with additional sleepout bedroom
- Open plan kitchenette style overlooking living area
- Bathroom consisting shower and vanity with internal toilet
- Additional bathroom in the internal laundry with separate toilet
- Spacious 631sqm block with potential plus
- Garden carport and lock up garage at rear of property
- Convenient side access to the backyard

This is an ideal entry level property for first home buyers, those looking for a small project with big rewards or the astute investor who can see the potential. Call us today to arrange your inspection.

**Price** : \$ 285,000  
**Land Size** : 631 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659516>



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