



69 Cox Street Mudgee NSW

2 1 6

Set in a quiet yet central parcel of Mudgee this charming 2 bedroom brick veneer home holds vast appeal as the ideal entry level property, sound investment or perfect for those where shedding is a high priority.

- Two bright bedrooms with ceiling fans
- Open plan kitchen overlooking spacious carpeted living area
- Ducted reverse cycle air conditioning
- Tidy original bathroom featuring both a bath and shower with separate toilet
- Internal laundry with storage providing access to back 'mud room'
- Great views of Mudgee's famous hills and 'Three Poles'
- 6 car double roller door shed with brand new roof and steel framing
- Currently tenanted for \$270 per week, the savvy investor could certainly look to maximize return
- Rent the shed separately for an additional \$50 to \$70 per week approximately due to its own access and additional storage yard

With the strength of the current Mudgee property market a

Price : \$ 299,000
Land Size : 580 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659543>



David Goldring
02 6372 2222



Alyse Pilley
02 6372 2222