



### 56 Horatio Street Mudgee NSW

3 1 2

This perfectly positioned cottage is situated within walking distance from schools, parks & Mudgee's CBD and features the following:

- Three good sized bedrooms with robes and ceiling fans;
- Large kitchen with walk in pantry/laundry;
- Formal dining room;
- Large light filled living area;
- Covered rear entertaining area off the living room;
- Climate control is well catered for with reverse cycle air conditioning & combustion fire place;
- Single garage plus partially enclosed carport, both with power;
- Private, fully fenced and established yard with side lane access.

**View** : <https://www.thepropertyshop.com.au/lease/nsw/dubbo-orana/mudgee/residential/house/5659811>