



**50 Horatio Street Mudgee NSW**

3 2 1

This perfectly positioned character cottage is situated within walking distance from schools, parks, shops & cafes. Steeped with period features from picture rails to wide hallways and original timber floorboards. This property is perfect for Mudgee's Air B&B market, a solid investment or a perfect family home.

**Price** : \$ 617,500  
**Land Size** : 493 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7332811>

- Spacious master bedroom, with walk in robe plus ensuite
- Two additional bedrooms, featuring original timber flooring, high ceilings and built in robes
- Expansive light filled open plan living, dining and lounge area featuring high ceilings and offering a quiet place to relax
- Open plan kitchen with gas cooking, breakfast bar and good storage
- Climate control is catered for with wood fire heating, split systems and ceiling fans throughout
- Recently renovated family bathroom offering modern finishes, vanity, bath and shower
- Delightful entertaining area overlooking the leafy surrounds, creating a sense of tranquillity
- Rear yard access with 6m x 3m approx single lock up shed/ single car garage perfect for the car or toys or

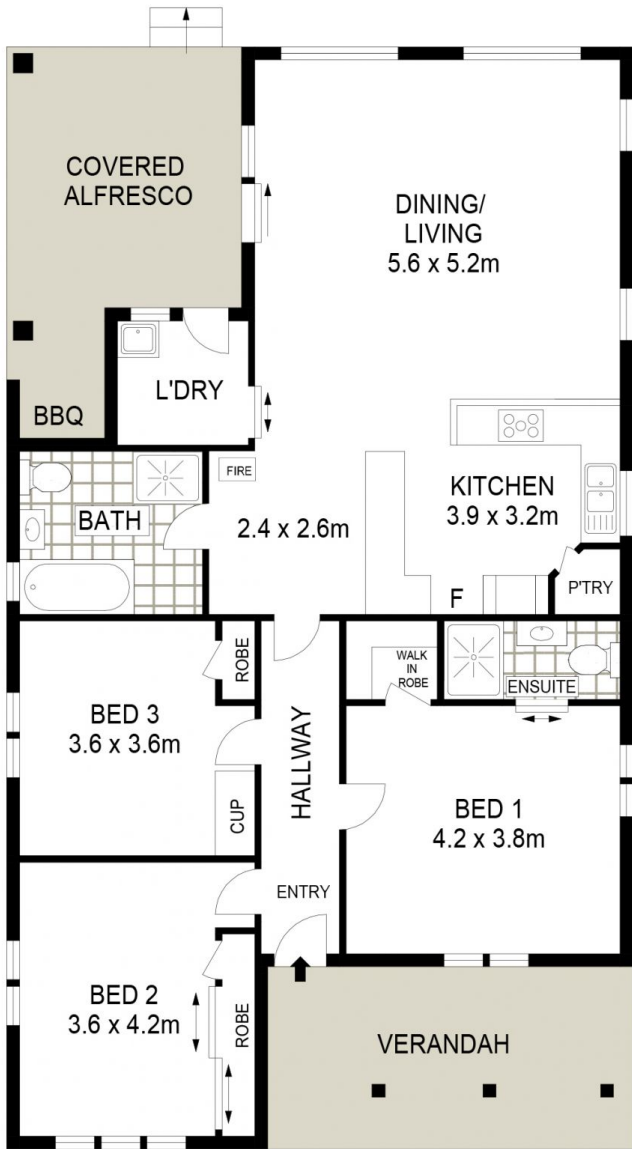


**David Goldring**  
02 6372 2222

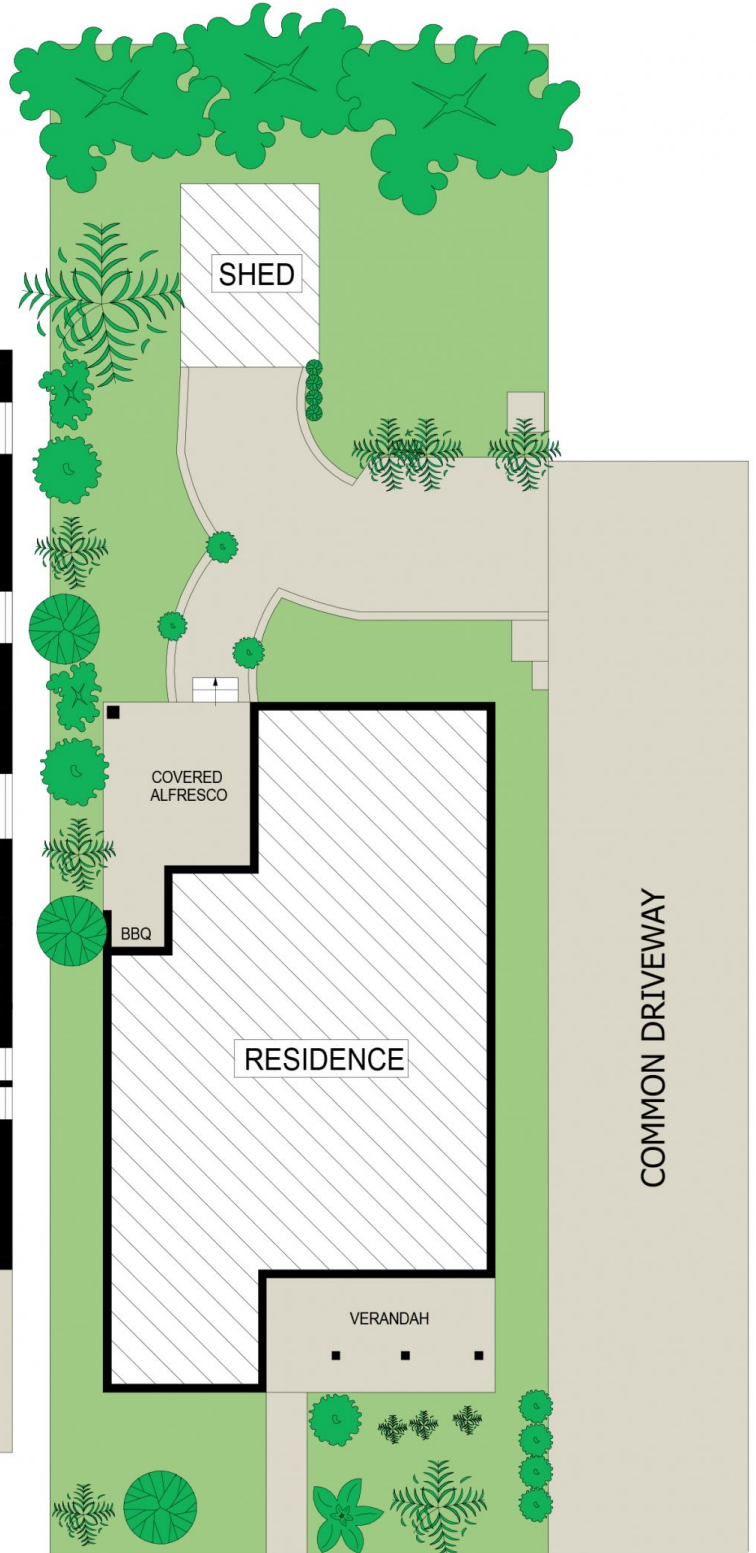


**Ashley Olsen**  
02 6372 2222





GROUND LEVEL



SITE PLAN (NOT TO SCALE)

50 HORATIO STREET

MUDGEE



Floor plans and rooms sizes are indicative only