



the property shop



**7/23a Cox Street Mudgee NSW**

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Don't miss this fantastic opportunity to secure an exceptional low maintenance unit situated in a sought after and tightly held complex and only a short distance from Mudgee's CBD.

**Price** : \$ 495,000  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/unit/7439690>

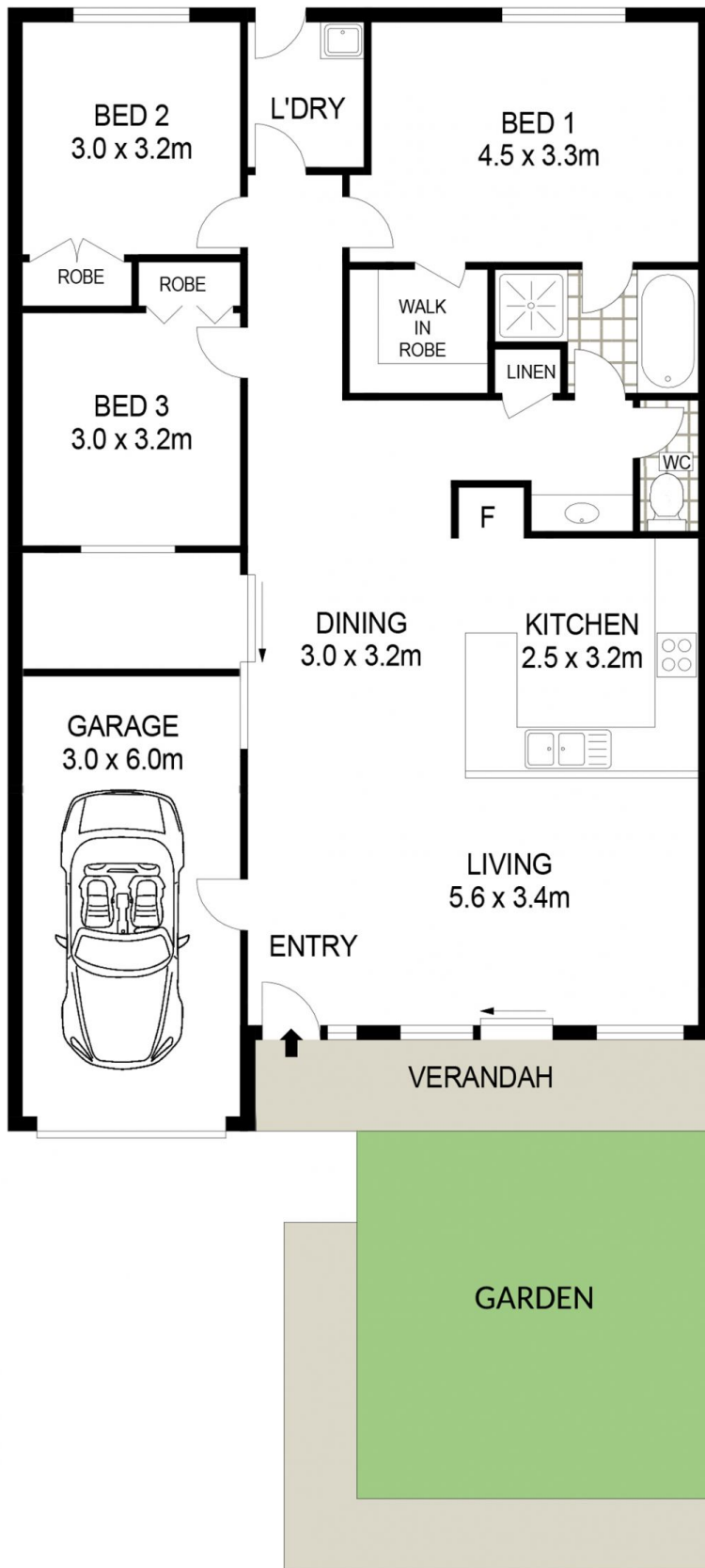
- Spacious master bedroom with walk in robe and bathroom access
  - Two additional bedrooms, all generous in size, new carpet and both with built in robes
  - North facing living room perfectly situated at the front of the unit
  - Light-filled open plan kitchen, living and dining room ideal for the entertainer
  - Spacious kitchen with modern appliances, electric cooking and good storage
  - Internal atrium style sun-drenched courtyard
  - Modern three-way bathroom with master/ensuite access
  - All year climate control with reverse A/C systems and ceiling fans
  - Private low maintenance yard positioned at front of unit
  - Single lock up garage with internal access
- Potential rental income \$460 per week.



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7/23A COX STREET

MUDGEE



Floor plans and rooms sizes are indicative only