

### 132a Mortimer Street Mudgee NSW

3 2 2

This beautifully presented high efficient house is perfectly situated in a quiet, established location just a short walk from Mudgee's CBD. Low maintenance living, this property is one not to be missed!

- Spacious master bedroom, with built in robe and modern ensuite
- Two additional bedrooms, both generous in size and all with built in robes
- Light filled open plan living, kitchen and dining area featuring raked ceilings and stunning recycle brick
- Contemporary modern kitchen with stainless steel appliances & gas cooking
- Climate control is well catered for with a ducted 7 port system, ceiling fans & a large high efficiency fireplace
- Fire pit with external entertainers BBQ bar including plumbed sink and water, ideal for the perfect entertainer
- Fully fenced yard with manicured gardens and established tree hedge
- Bonus Features Include, an off grid autonomous solar battery expandable power system, hand crafted solid American Oak recycled Parquetry flooring and a water tank for internal toilets and laundry

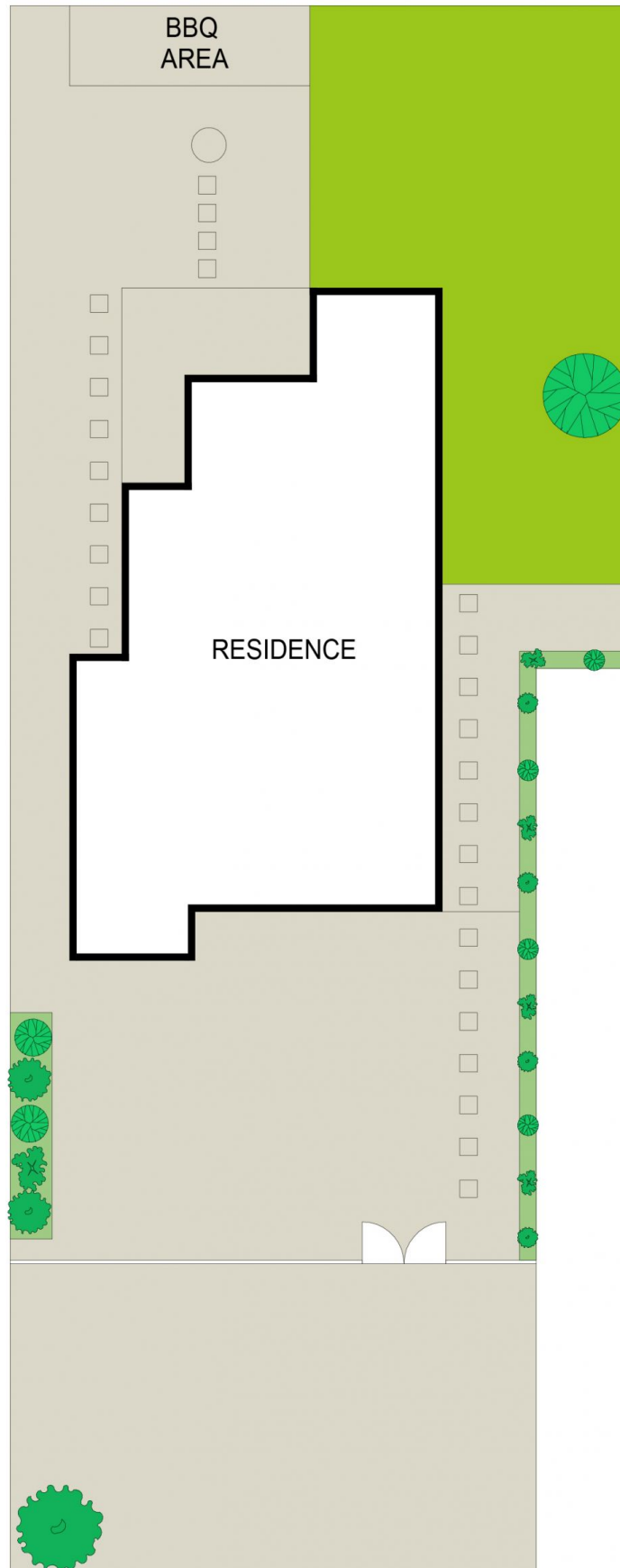
**Land Size** : 696 sqm  
**View** : <https://www.thepropertyshop.com.au/lease/nsw/dubbo-orana/mudgee/residential/house/8012479>



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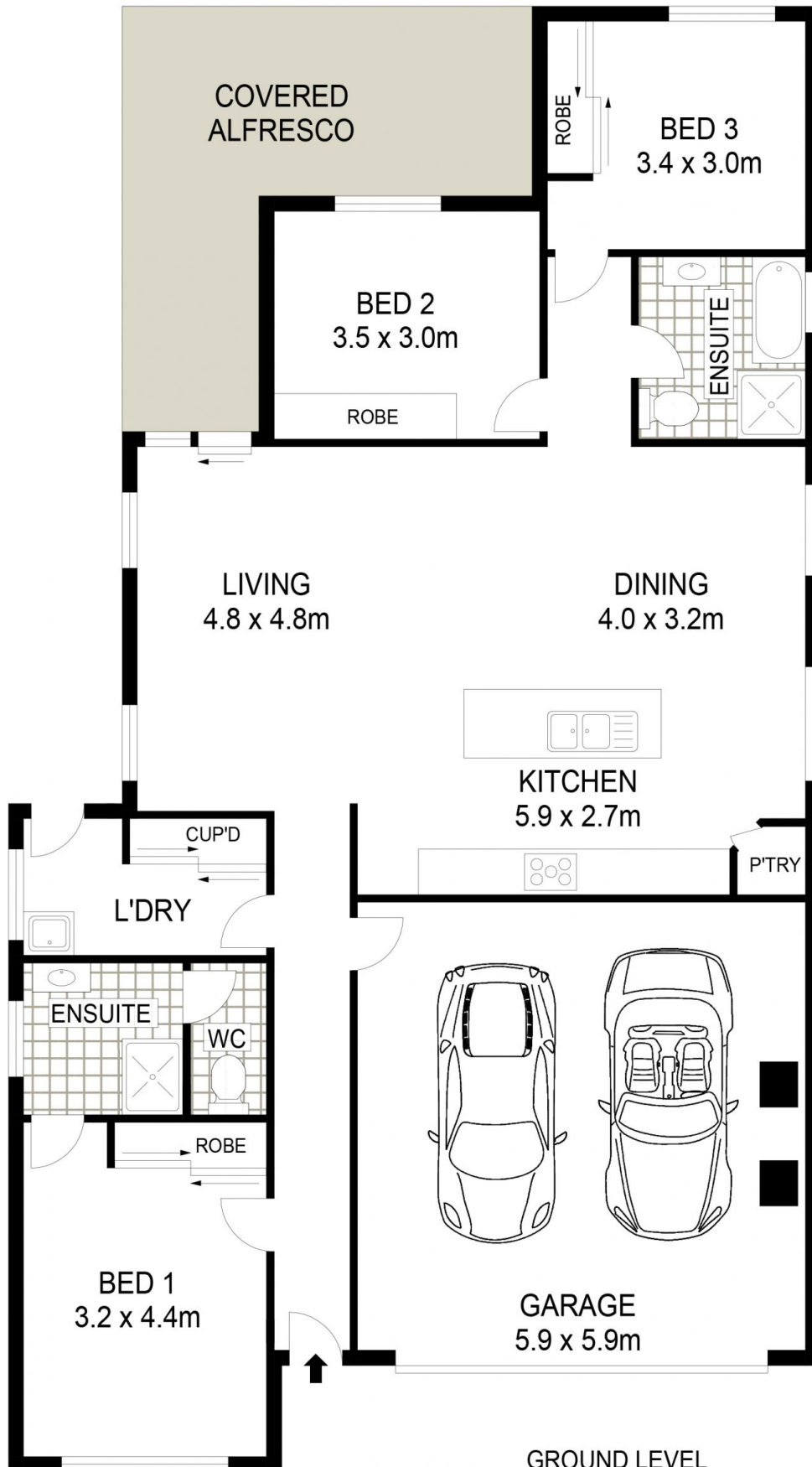
SITE PLAN

132A MORTIMER STREET

MUDGEE



Floor plans and rooms sizes are indicative only



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