



**10/23a Cox Street Mudgee NSW**

3 1 1

Nestled just moments from Mudgee's vibrant CBD, this generously sized unit offers effortless upkeep and an enviable lifestyle. Seize this fantastic opportunity to secure an exceptional low-maintenance unit in a highly sought-after and tightly held complex.

**Price** : GUIDE \$530,000

**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/unit/8098020>

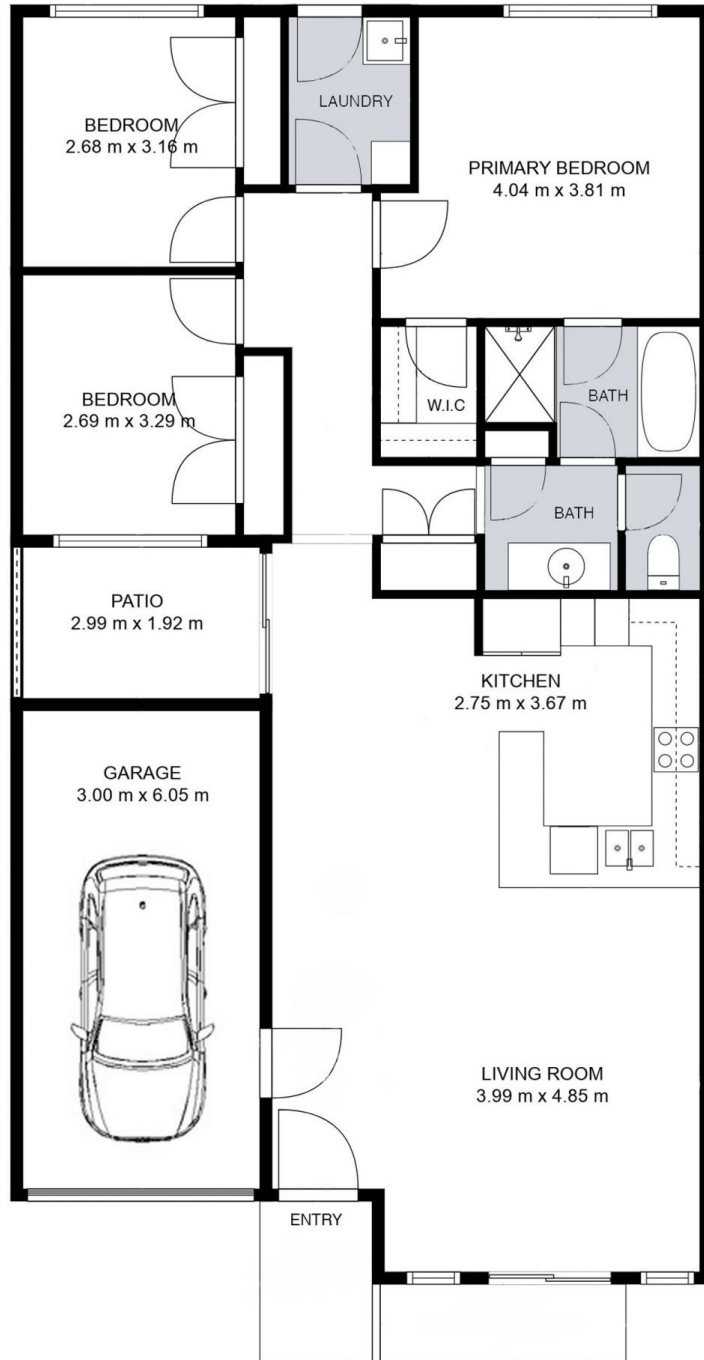
- Master bedroom boasting a walk-in robe and easy bathroom access
- Two additional well proportioned bedrooms, each with built-in robes
- Bright, north-facing living room situated at the front of the unit
- Open plan kitchen and dining with modern appliances and plenty of storage
- Internal atrium style sun-drenched courtyard
- Recently updated flooring throughout
- Stay comfortable year round with reverse cycle A/C
- Expansive outdoor spaces featuring both front and rear private courtyards
- Single lock-up garage with seamless internal access and additional garden shed
- Rental potential of \$530 - \$560 per week



**Sara Perry**  
02 6372 2222



**Olivia Dwyer**  
02 6372 2222



ADDRESS: UNIT 10, 28A COX STREET, MUDGEE

**TOTAL: 105 m<sup>2</sup>**

FLOOR 1: 105 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup>, PATIO: 5.7 m<sup>2</sup>

DISCLAIMER: FLOOR PLANS AND SITE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.

