



## MUDGEES

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Centrally located just a short walk to schools and the CBD is this well presented home on a low maintenance block. Accommodation comprises a good sized main bedroom with air conditioner, second bedroom and a sunroom that could be used as an office or single bedroom.

**View :** <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5657514>

There are high ceilings throughout the 1931 built cottage giving a feeling of space. The formal lounge has a closed fireplace, and a second living area has been added to the rear of the home with a lovely northerly aspect and air conditioning.

The kitchen is a good size with electric cooking and large pantry and the bathroom and laundry are neat and tidy. Set on 601m2, the garden has established trees and shrubs, and is fully fenced. There is a secure carport and a shed/workshop.

## AN IDEAL FIRST HOME

For further information or to arrange an inspection, contact Damian Kearns 0418 205 551.