



47a Court Street Mudgee NSW

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This delightful federation home is situated in a quiet, established location just a short walk from schools and the Mudgee CBD.

While having had renovations in recent years to incorporate modern conveniences the cottage has retained its classic, traditional feel. This is a special property with loads of history and charm.

- Three bedrooms, fourth single bedroom/sunroom
- One bathroom plus separate second toilet in the laundry
- The living room is generous in size; adjacent meals area
- Well appointed kitchen including dishwasher and modern appliances
- Reverse cycle air conditioning ; Polished timber floors
- High ceilings and period features typical of the era
- Inviting front verandah, covered rear entertaining area for alfresco dining
- Secure rear yard, established gardens
- Lock up garage/shed

Loaded with character, this home has previously operated as successful self contained guest accommodation as

Price : \$ 440,500
Land Size : 600 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659067>



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47 COURT STREET, MUDGEE

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INT: 115 sqm
EXT: 43 sqm
TOTAL: **158 sqm**

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes.