



## 78 Court Street Mudgee NSW

3 2 2

Steeped in local history and secluded behind private established gardens this charming circa 1927 Californian Bungalow has been home to just 3 families in its 90 year history.

Entertain or relax in the multiple indoor and outdoor living spaces while the children swim in the pool or explore the expansive park-like gardens that surround the home. Blissfully quiet and centrally located this is a rare opportunity to acquire a much loved Mudgee gem.

- 3 spacious bedrooms, main with en-suite and walk in robe
- multiple formal and informal living spaces
- large well appointed kitchen opens to informal dining and sitting room
- period features throughout include open fireplaces, high decorative ceilings and timber floorboards
- stay comfortable with reverse cycle air-conditioning, open fireplaces and wood heaters
- wide north east facing porch is the perfect size for entertaining
- sparkling in-ground swimming pool, the place to be this coming summer

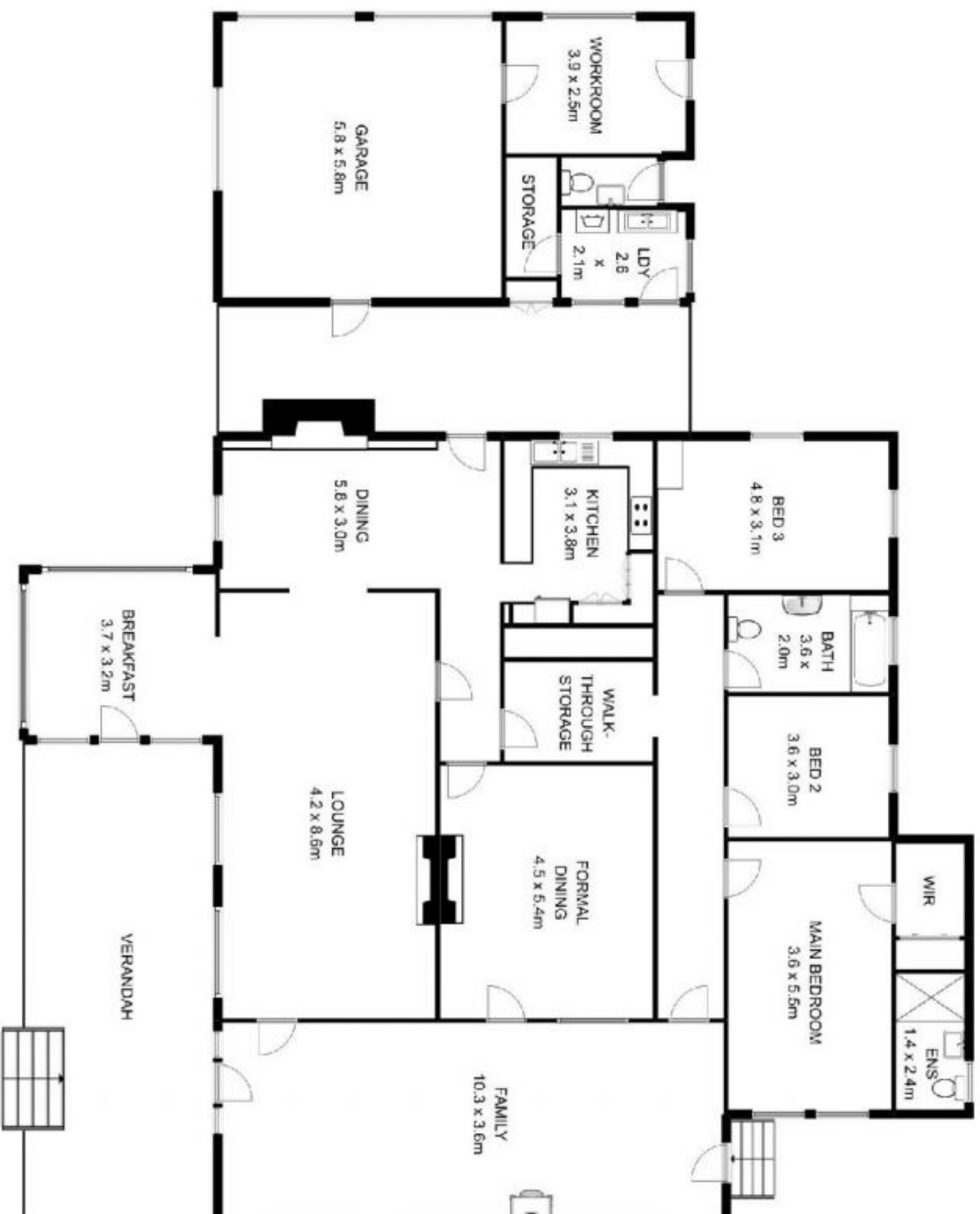
**Price** : \$ 665,000  
**Land Size** : 2332 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659327>



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INT: 308 sqm  
EXT: 42 sqm  
TOTAL: 350 sqm

**78 COURT STREET, MUDGEE**

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