

### 35 Gladstone Street Mudgee NSW

3 2 2

Located in an enviable location just seconds from the CBD, this character filled Californian bungalow boasts CBD living at its finest

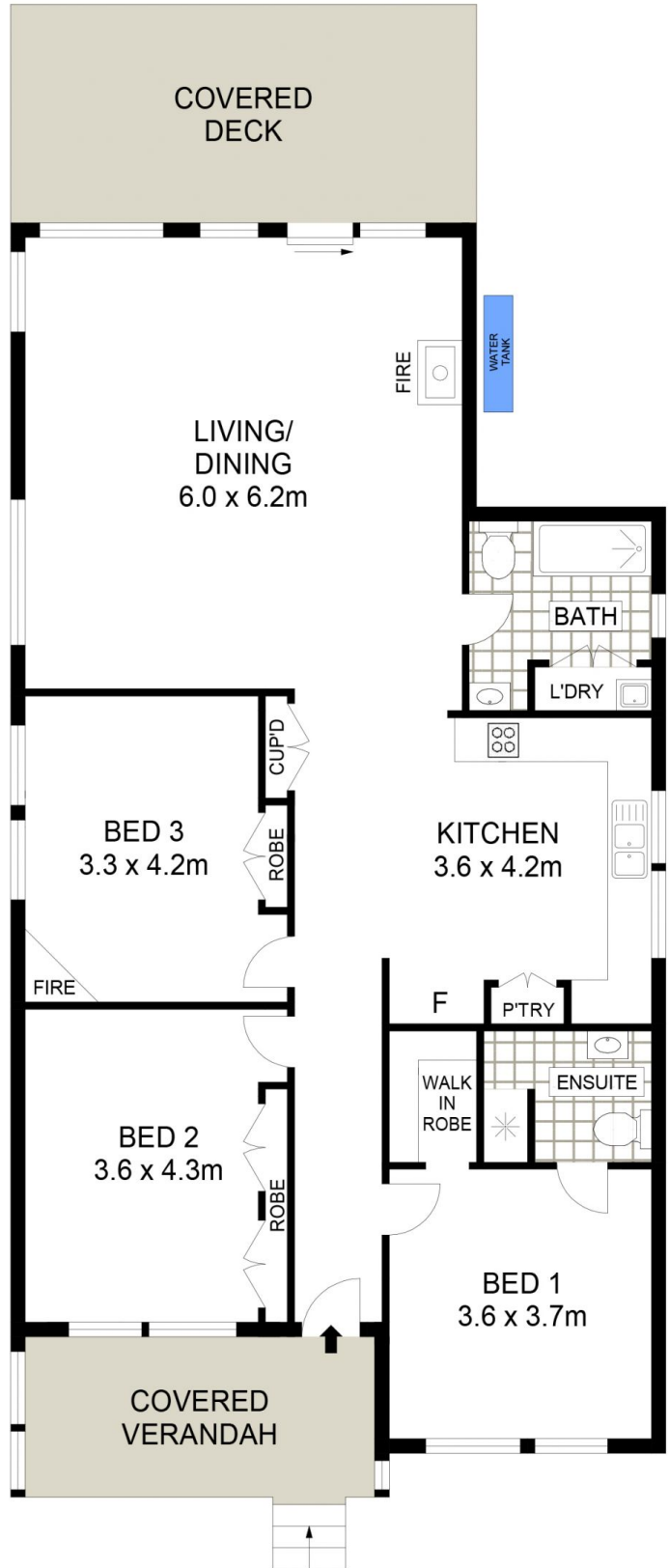
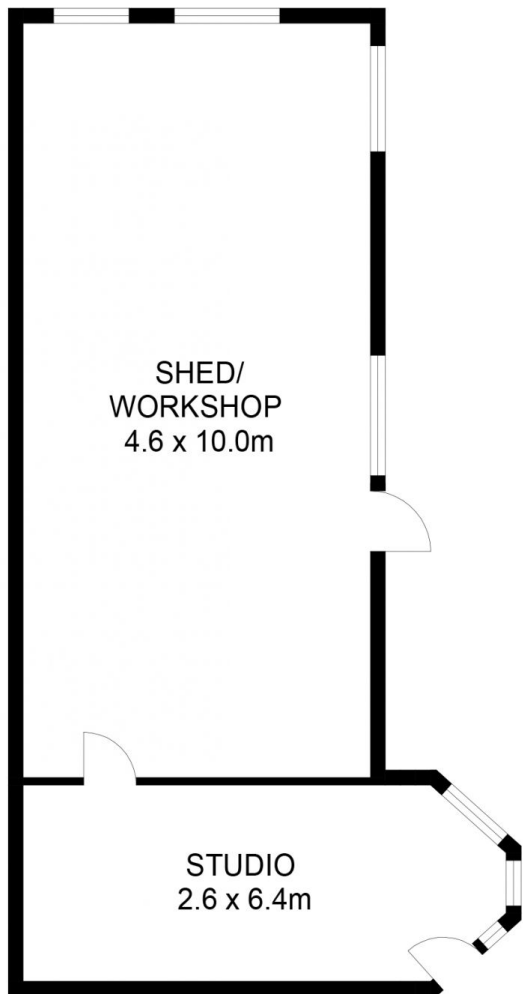
- ? Three expansive bedrooms- master bedroom with walk in robe and modern ensuite
- ? Stylishly renovated kitchen with loads of storage and quality appliances opening to large living space
- ? Light filled open planned living dining zone flowing effortlessly to entertaining deck & covered outdoor space
- ? Character filled with timber floors, original fireplace, ceiling rose & Californian bungalow façade
- ? Climate control is well catered for with ducted reverse cycle air conditioning, ceiling fans, gas heating & stylish combustion fireplace
- ? Large shed with workshop boasting additional studio with power connected
- ? Carport space at front featuring established surrounds with vehicular access to yard
- ? Nestled on a level 633sqm block in a superior location within seconds from the CBD

Mudgee CBD properties don't come better than this, ticking

**Price** : \$ 610,000  
**Land Size** : 663 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659943>



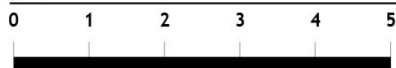
**Alyse Pilley**  
**02 6372 2222**



UPPER LEVEL

35 GLADSTONE STREET

MUDGE



SCALE (METRES)



Floor plans and rooms sizes are indicative only