



the property shop



**37 Lewis Street Mudgee NSW**

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CBD locations don't come better than this... a sought after position only seconds away from the bustling streets of downtown Mudgee. Also offering a potential dual income stream with a studio set up within the home, could this be the next popular air bnb in town?

- Four generously sized bedrooms, configure them as you wish
- Potential for a fully self contained studio with it's own separate access
- Two living areas, one offering a gas fire place and split system air-conditioning. Ceiling fans throughout
- Modern kitchen with servery window to dining room
- Tastefully renovated bathroom and laundry
- Nestled on almost 600sqm the yard offers established gardens, a carport and a garden shed

This is an opportunity to purchase in a hotly contested area for holiday accommodation, investment, or the perfect lifestyle home.

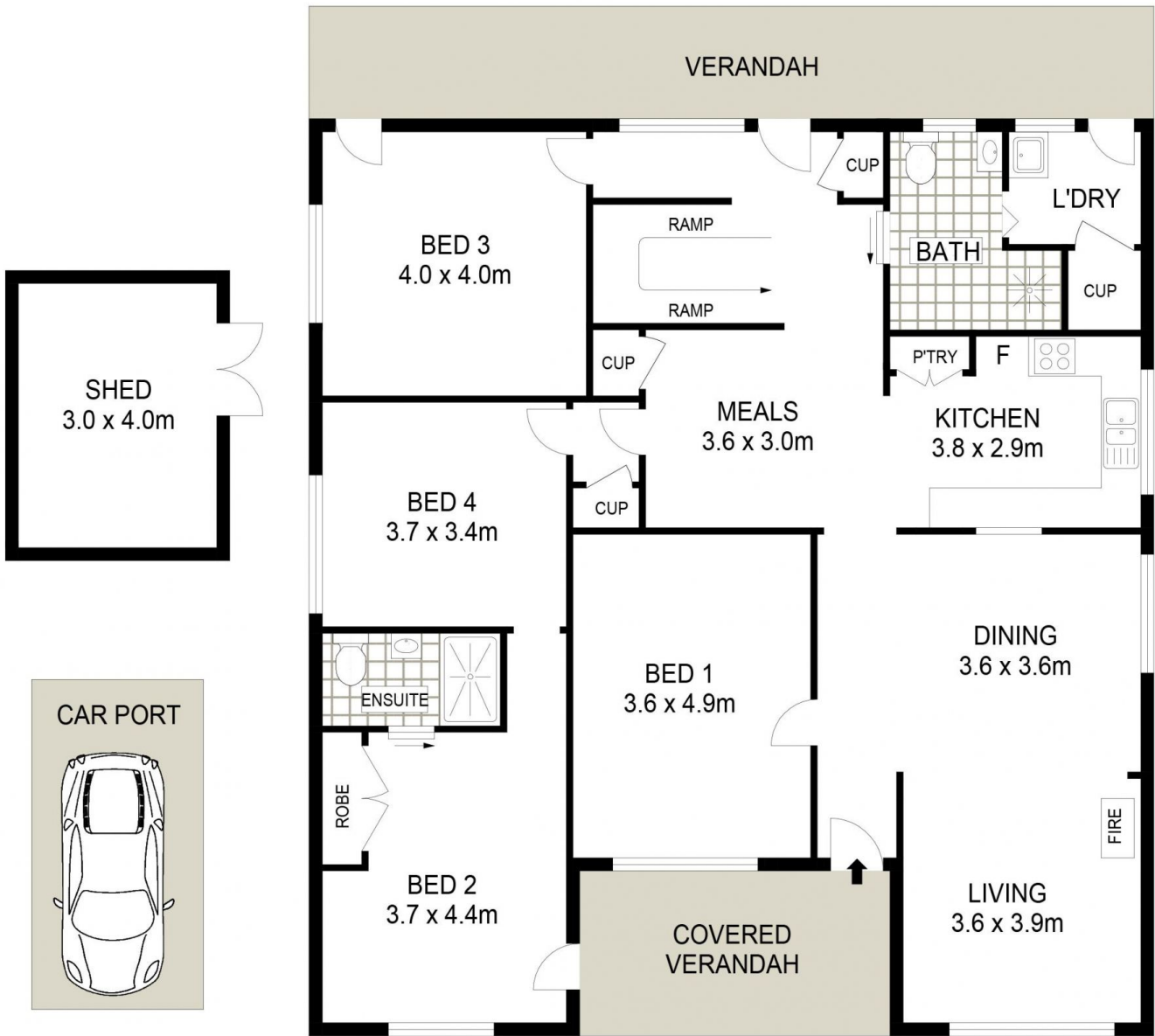
**Price** : \$ 515,000  
**Land Size** : 599.3 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5939204>



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GROUND LEVEL

37 LEWIS STREET

MUDGEE



Floor plans and rooms sizes are indicative only