



### 101 Denison Street Mudgee NSW

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Presented with character and charm, this comfortable, north-facing cottage offers plenty of scope to renovate and add value or simply lease and collect the rent. Perfectly positioned just a stone's throw away from the heart of Mudgee, this property will be sure to impress:

- Three substantial light-filled bedrooms
- Boasting original features such as hardwood flooring and high ceilings
- Spacious living & dining, great for entertaining
- Well-appointed, recently refurbished kitchen
- Stay comfortable with reverse cycle air-conditioning
- Excellent positioning with plenty of potential to add value
- Single lock up garage plus carport to keep your vehicle/toys safe and sound
- Quiet and established outdoor patio, ideal for those backyard barbeques!
- Currently secured with a lease returning \$450 per week

Don't miss this opportunity to secure this centrally located property positioned close to schools, the shops and so much that our beautiful Mudgee has to offer! Contact Andrew Palmer on 0416 153 471 or Patrick Power on 0455

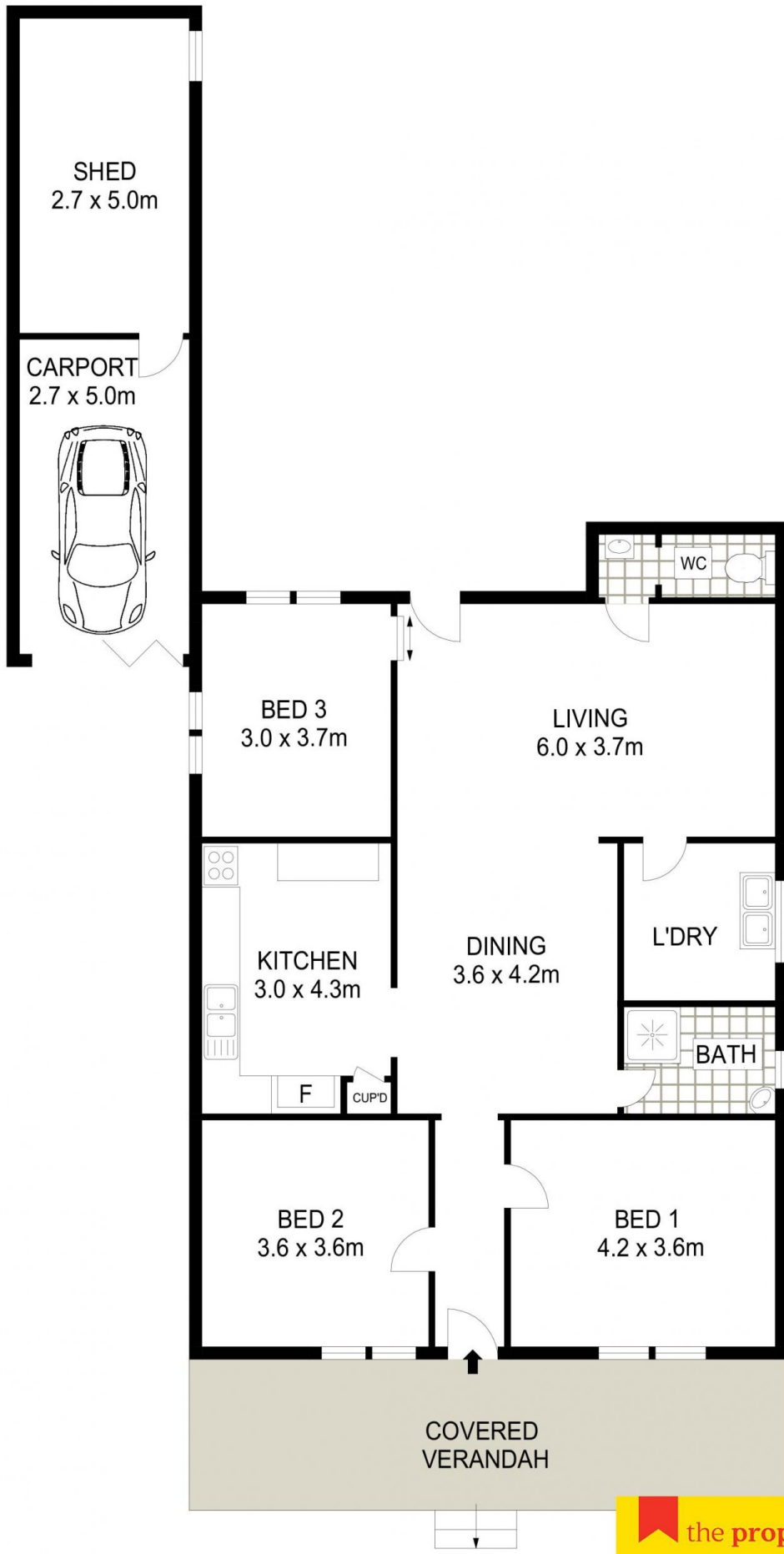
**Price** : \$ 522,500  
**Land Size** : 364 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/6840359>



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Floor plans and rooms sizes are indicative only