



## 47 Nicholson Street Mudgee NSW

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This immaculately presented home offers a seamless floor plan and functional design making it perfect for the down-sizer, investor, or first home buyer. Perfectly positioned just a stone's throw away from the heart of Mudgee, this property will be sure to impress:

- Spacious main bedroom with walk through robe and bathroom access
- Additional two bedrooms all generous in size, all with built in robes
- 4th bedroom with separate toilet & vanity or additional second living
- Open plan kitchen and dining with breakfast bar and loads of storage
- Light-filled living area ideal for the growing family or end of day catch-up
- Three-way family bathroom with shower, bath, vanity & separate water closet
- Stay comfortable with reverse cycle air-conditioning and ceiling fans
- Single lock up garage plus carport to keep your vehicle/toys safe and sound
- Quiet and established outdoor patio, ideal for those

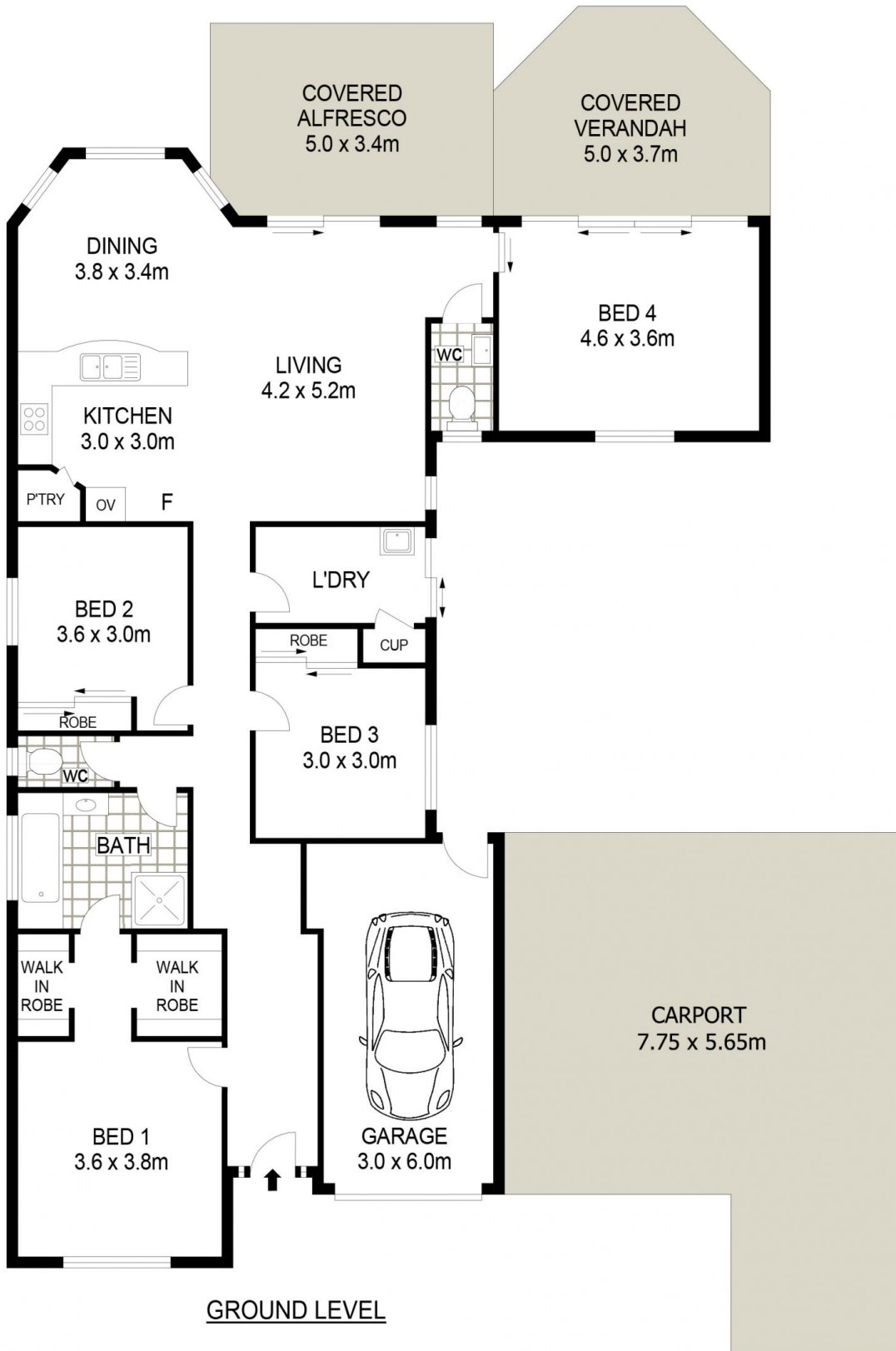
**Price** : \$ 650,000  
**Land Size** : 677 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/6921542>



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MUDGEE



Floor plans and rooms sizes are indicative only