



## 45 Lewis Street Mudgee NSW

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Situated on the fringe of Mudgee's CBD, this property offers loads of potential for the first home buyer, savvy investor or is ideal for the seasoned renovator with a huge opportunity to add value and reap the rewards.

- Three good size bedrooms all with built-in robes
- Large family living room featuring high ceilings and with adjoining dining area
- Tidy kitchen with electric cooking and storage throughout
- Climate control is catered for with a split air conditioning system
- Light-filled sun-room adding extra space for the growing family
- Designated bathroom with all the essentials and separate W/C
- Single carport with drive through access to a secure low maintenance yard
- Single lock up shed with storage attached and additional garden shed

Loaded with character, it could be the perfect Airbnb as it's just moments from The Oriental Hotel, Three Tales Brewery and cafes on Mudgee's main street.

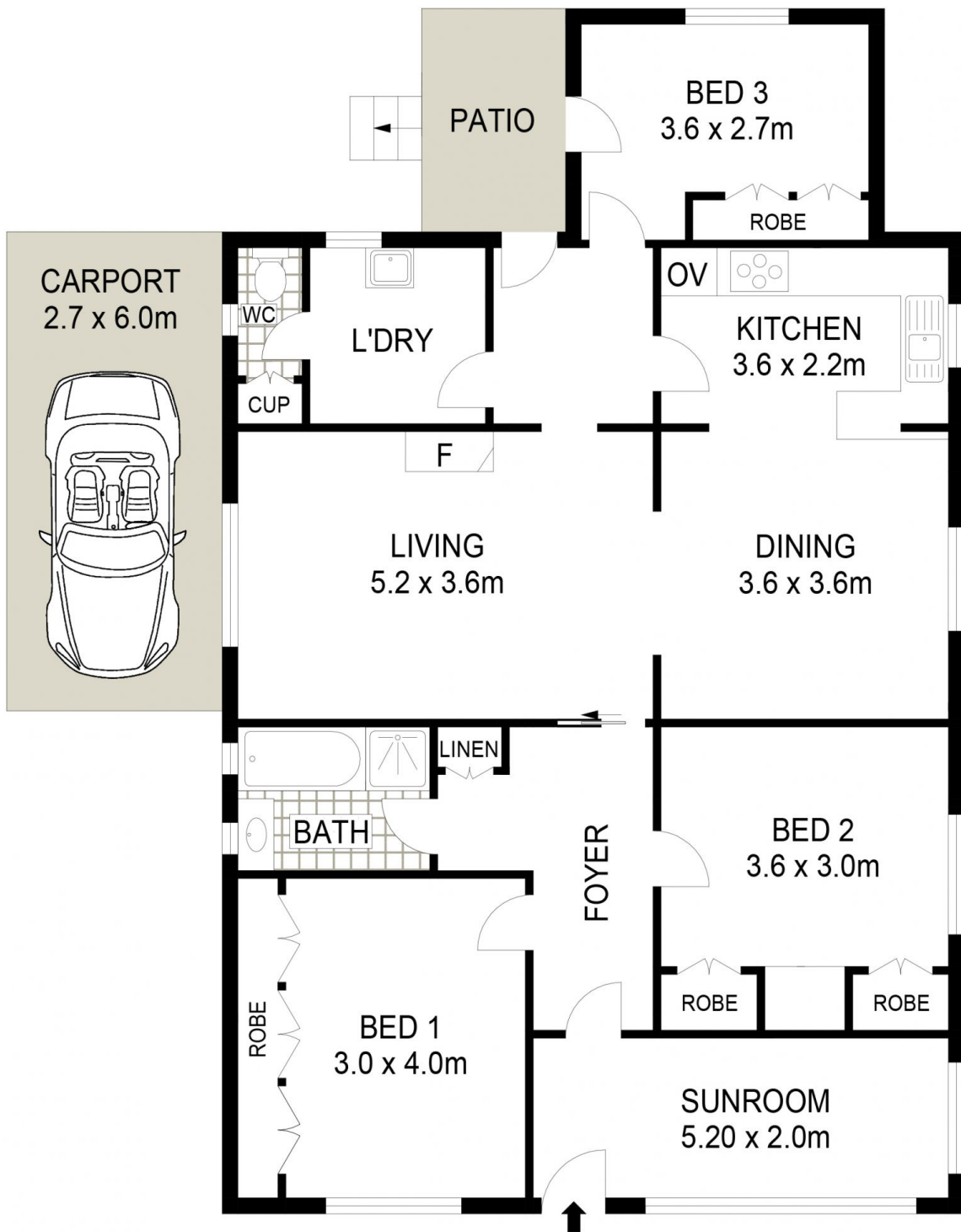
**Price** : \$ 585,000  
**Land Size** : 454 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7030249>



**David Goldring**  
02 6372 2222



**Ashley Olsen**  
02 6372 2222



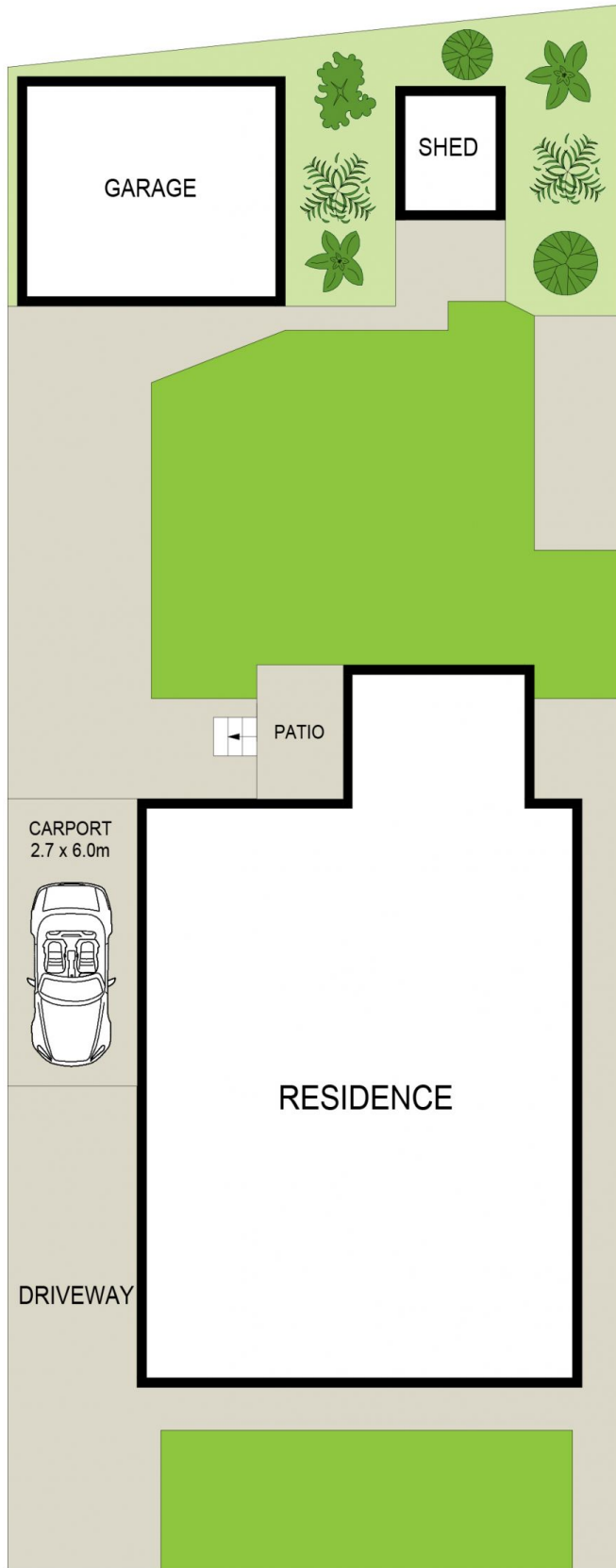
GROUND LEVEL

45 LEWIS STREET

MUDGEES



Floor plans and rooms sizes are indicative only



SITE PLAN

45 LEWIS STREET

MUDGEE



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