



### 9 Carolina Crescent Mudgee NSW

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Nestled away in our leafy south Mudgee within walking distance to medical facilities, schools and our beautiful golf course. This property offers plenty of potential to add value, invest or nest into this charming brick veneer cottage.

- Three spacious sunlit bedroom, all with built-in wardrobes
- Three way bathroom with access to the main-bedroom, ensuite style
- Offering two living area, plenty of space for the whole family
- Functional and practical kitchen leading out to the north-facing outdoor patio
- Low-maintenance 670sqm yard with plenty of space for a shed, with the option for side yard access
- Single lock up garage with drive through roller door
- Plans available for an extension/granny flat

Boasting practicality and potential, don't miss out on the opportunity to secure this South Mudgee treasure. Contact Sara Perry on 0400 859 593 or Patrick Power on 0455 721 304 at The Property Shop today.

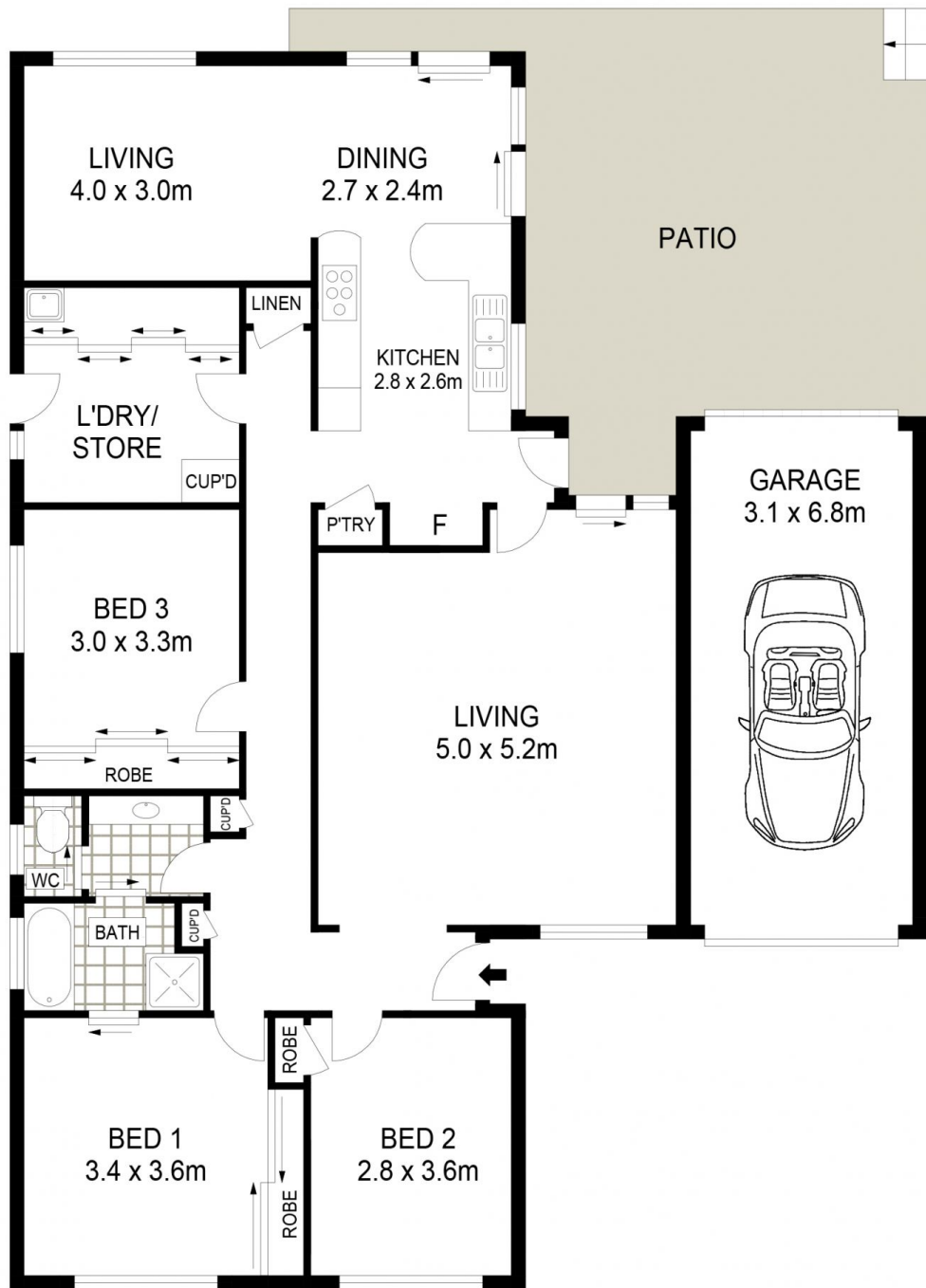
**Price** : \$ 607,500  
**Land Size** : 670 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7135652>



**Sara Perry**  
02 6372 2222



**Patrick Power**  
02 6372 2222



9 CAROLINA CRESCENT

MUDGEE



Floor plans and rooms sizes are indicative only