



### 36 Cox Street Mudgee NSW

4 2 4

Showcasing an impeccable presentation, this spacious four-bedroom family residence graces a charming locale that seamlessly caters to familial needs. A short stroll away from parks, pubs and cafes, this home offers an idyllic setting for the discerning family, investor and downsizer.

- Four spacious bedrooms, two with built in robes, plus option for a study
- Spacious kitchen offering abundance amount of storage with dine in meals area
- Extra-large light filled family/living room with additional sunroom/rumps
- Stylishly renovated family bathroom offering all the desired essentials, separate toilet and shower outside and additional toilet in laundry
- Climate control is catered for with, ducted air conditioning, 2 woodfire heaters, multiple split a/c systems and ceiling fans
- Double lock up garage with workshop space and two-bay carport
- Separate shower and bathroom facilities
- Situated on a large 734sqm block with a sparkling inground swimming pool

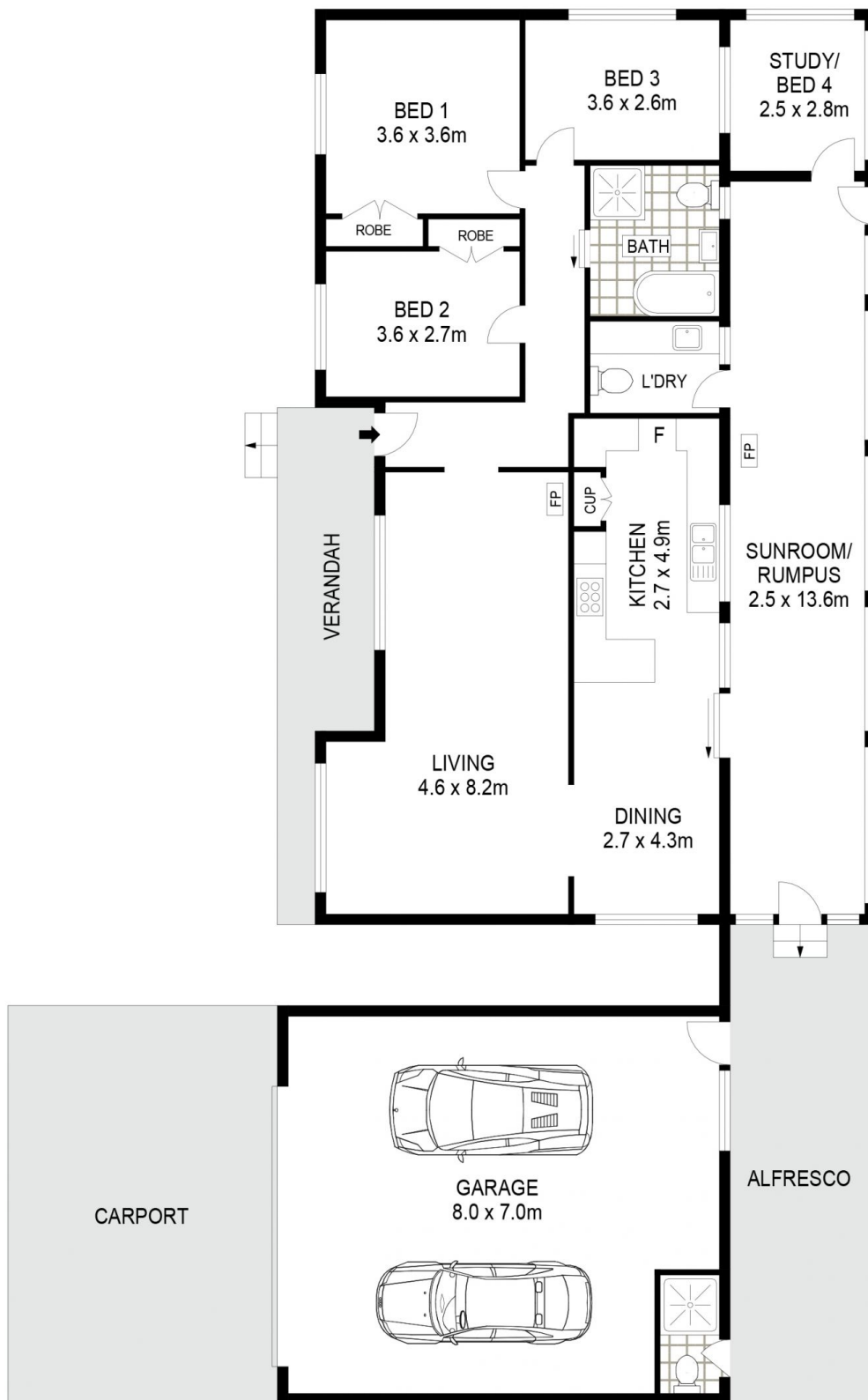
**Price** : \$ 660,000  
**Land Size** : 734 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7800651>



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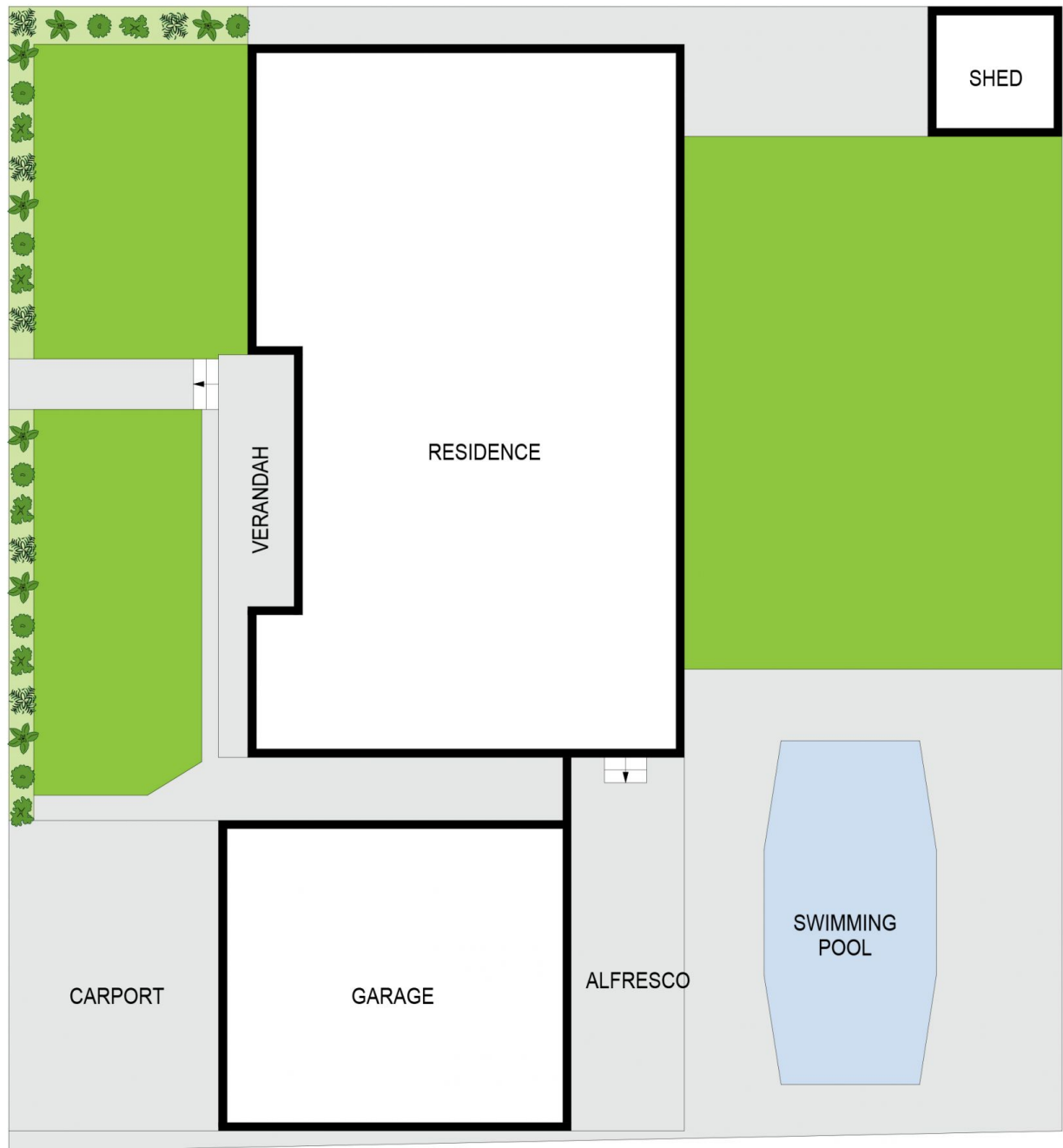
GROUND LEVEL

36 COX STREET

MUDGE



Floor plans and rooms sizes are indicative only



SITE PLAN (NOT TO SCALE)

36 COX STREET

MUDGEE

0 1 2 3 4 5  
SCALE (METRES)



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