



the property shop



3/170 Church Street Mudgee NSW

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Situated within a compact unit complex, this prime investment property is conveniently located just a brief walk from Mudgee's central business district. With its low-maintenance features and impressive rental yields, this property stands as the perfect acquisition for a discerning investor.

Price : \$ 412,000
View : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/unit/7896798>

- Two spacious bedrooms featuring built-in wardrobes
- Updated kitchen with plenty of storage, electric cooking and updated appliances
- Open plan living and dining, saturated with natural light from a northerly aspect
- Stay comfortable year-round with split system air-conditioning
- Main family bathroom upstairs with additional toilet downstairs
- Allocated off-street and under-covered car slot is also available
- Current rental potential of \$480 per week furnished (5% approx rental yield)



David Goldring
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Nestled in a desirable position, mere moments away from numerous amenities in Mudgee, this exceptional