

# 45 Mortimer Street, Mudgee, NSW 2850



## House For Sale

Saturday, 2 March 2024

45 Mortimer Street, Mudgee, NSW 2850

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1315 m2**

**Type: House**



Andrew Palmer  
0416153471



Sara Perry  
0400859593

## AUCTION

Situated in the centre of Mudgee's highly sought after and very tightly held Eastern pocket, 45 Mortimer Street is the epitome of sophisticated, low maintenance CBD living. The meticulous design provides a feeling of space and relaxed elegance throughout with spacious formal and informal living areas that flow to north and east facing terraces. The beautifully appointed kitchen is swamped with natural light, the bedrooms are large including the sumptuous main suite with a cavernous walk-in wardrobe and en-suite. Finished to the highest standards and set on a level tree-studded 1300m<sup>2</sup> lot just two blocks east of Mudgee's CBD. A distinguished home in an enviable location. Don't miss this opportunity to make it yours. - Beautifully presented and maintained property with quality finishes throughout - Spacious formal and informal living areas seamlessly connected to outdoor living and sitting spaces- Opulent, light-filled kitchen is the central hub of the home- Wide shady verandahs, intimate north facing sitting terrace and expansive eastern entertaining terrace, perfect for quiet relaxation and family gatherings- Four generous bedrooms, including large main suite with walk-in robe and ensuite - Well-appointed main bathroom with bath, shower and separate W/C plus separate powder room for guests- Zoned and ducted reverse cycle air-conditioning and underfloor heating ensure year-round comfort- Oversized double car garage with additional storeroom/workshop - Situated on a generous 1315sqm of level tree-studded grounds- Easy level internal and external access from the street to the home and outdoor areasAn exceptional property in the perfect location, ideal for downsizers, short stay investors or families searching for a spacious central home with easy access to schools, shops, and parks. Call Andrew Palmer on 0416 153 471, Sara Perry on 0400 859 593 or Olivia Dwyer on 0431 972 605 to book your inspection today. We look forward to showing you through!For sale via on-site Auction at 12pm on the 5th of April 2024, if not sold prior.