

**53 Mortimer Street, Mudgee, NSW 2850**



**House For Sale**

Thursday, 5 October 2023

53 Mortimer Street, Mudgee, NSW 2850

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 733 m2**

**Type: House**



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**\$880,000 - \$920,000**

Set on an easy care 733m<sup>2</sup> block right in the heart of Mudgee East, this beautifully maintained c1936 double brick bungalow is as solid today as the day it was built! Entry to the property is via a delightful picket fence onto a north facing porch with attractive original geometric tiling. You will then encounter one of the widest and most impressive hallways imaginable, complete with original wide timber joinery and high ornate plaster ceilings - which carry on throughout the rest of the home. A massive lounge room features a cosy slow combustion wood heater, wide north facing bay window and French doors through to an equally large dining/family room and neat well-appointed kitchen. Two big bedrooms with built-ins make for comfortable living plus there's a sleepout which could be utilised as an office or converted to a walk-in robe /ensuite. The main bathroom is neat and modern plus there's a second toilet in the laundry, which is accessed via a wide enclosed verandah, and there's a good sized paved and covered alfresco for entertaining. Ducted reverse cycle air conditioning ensures year-round comfort and there's a back to grid solar power system and heat pump hot water service to keep energy bills to a minimum. Outdoors there's a good-sized carport plus a separate garage, workshop, strong room, and wood storage area along with plenty of space for gardening. With all the character and charm of yesteryear combined with modern comforts, and a location practically in the CBD, your time to move is now! **DISCLAIMER** The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.