

**61 Church Street, Mudgee, NSW 2850**



**House For Sale**

Friday, 3 November 2023

61 Church Street, Mudgee, NSW 2850

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 691 m2**

**Type: House**



Tim O'Brien

0413488388

## ONLINE AUCTION

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is underway and the property can sell at any time. Contact Tim O'Brien on 0413 488 388 immediately to become qualified and avoid disappointment. Open to all buyers, subject to seller approval. Nestled within the heart of Mudgee, this solid 1920's cottage is a testament to the endearing charm of a bygone era, meticulously updated for modern living while preserving its timeless appeal. This 1920's cottage exudes classic charm with its character rich features including high ceilings, beautifully retained hardwood floors and fireplaces. The craftsmanship of yesteryear seamlessly combines with contemporary updates for a truly unique living experience. The large 691m<sup>2</sup> lot provides ample opportunity for further development the home is currently operated as a very successful B&B. Mudgee is a vibrant and welcoming community with lots of lovely cafes, hotels, and shops within easy strolling distance from this outstanding location. With its generous lot size, charm, character, and quality renovation combined with its fantastic location, this is one property not to be missed! **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.