

**74 Lewis Street, Mudgee, NSW 2850**



**House For Sale**

Thursday, 26 October 2023

74 Lewis Street, Mudgee, NSW 2850

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 296 m2**

**Type: House**



Lucas Sheppard  
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## Market Preview

Positioned in a quiet and central location this home is primed for a first home buyer, discerning investor, or those inclined towards a small renovation. Enhanced by its low-maintenance attributes, this property offers an exceptional opportunity to capitalise on the proximity to esteemed cafes, retail outlets, and schools. - Good solid double brick home in a quiet and central street- Excellent proximity to local shops, schools and services- Recent cosmetic enhancements including paint, flooring and electrical -3 well proportioned bedrooms, neat and tidy bathroom- Air conditioning and ceiling fans- Family living, formal sunroom and outdoor entertaining space- 6.8 x 3.5m lock up shed with rear lane access - Low maintenance grounds of 296sqm- Torrens titled semi-detached home- Rental potential of \$480 - \$500 a week - Great first home, investment, downsizer and renovating project