

**94 Gladstone Street, Mudgee, NSW, 2850**



**House For Sale**

Wednesday, 25 September 2024

94 Gladstone Street, Mudgee, NSW, 2850

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## "KYONA"

"KYONA" a stunning period home in the heart of Mudgee's thriving CBD. This beautifully preserved residence offers a blend of timeless charm and modern conveniences. Ideal for those seeking elegance and a prime location in one of Mudgee's most sought-after streets.

- Full brick and terracotta tile home circa 1928
- Spacious formal lounge room and separate dining room
- Ornate plaster ceilings, intricate lead lighting, polished timber floors, stunning high ceilings, immaculate presentation throughout
- Modern kitchen, stainless appliances, dishwasher
- Enormous master bedroom with ensuite bathroom and with stain glass windows
- Two further large bedrooms with high ceilings
- Modern renovated bathroom with bath shower and vanity
- Two slow combustion wood heaters plus reverse cycle air conditioning
- Wide wrap around verandahs provide relaxing outdoor living areas
- Large undercover alfresco entertaining deck perfect for sundowners
- Generous 1026sqm allotment with established gardens and trees
- Large brick two car garage and garden shed
- Garage has approved DA for additional self-contained accommodation
- Prominent position also lends itself to possible commercial use (S.T.C.A.)
- Only a short walk to schools, daycare facilities, Shops, Pubs and Cafe's
- Currently tenanted at \$600 per week.

If you're seeking your CBD dream home, don't hesitate to express your interest today by contacting David Goldring at 0426 251 981 or Jessika Weatherall on 0488 386 493 at The Property Shop.