

**3/23A Cox St, Mudgee, NSW, 2850**



**Unit For Sale**

Thursday, 5 December 2024

3/23A Cox St, Mudgee, NSW, 2850

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **EFFORTLESS LIVING, PERFECTLY POSITIONED - THE IDEAL INVESTMENT**

Situated just moments from Mudgee's bustling CBD, this spacious unit promises effortless living in a well-established complex. Don't miss your chance to secure this exceptional, low-maintenance property.

- Master bedroom featuring a walk-in robe with convenient bathroom access
- Two additional spacious bedrooms, both with built-in robes
- Light-filled, living area that seamlessly flows to outdoors
- Open-plan kitchen and dining with modern appliances and abundant storage
- Sun-drenched internal atrium-style courtyard
- Year-round comfort with reverse cycle air conditioning
- Large private yard
- Single lock-up garage with internal access

This meticulously maintained, single-level unit presents an outstanding opportunity to enhance your lifestyle or investment portfolio. To arrange a viewing, contact Sara Perry at 0400 859 593 or Olivia Dwyer at 0431 972 605 from The Property Shop.