

**6/23A Cox St, Mudgee, NSW, 2850**



**Unit For Sale**

Monday, 6 January 2025

6/23A Cox St, Mudgee, NSW, 2850

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **EFFORTLESS LIVING**

This spacious unit offers the perfect blend of comfort, convenience, and low-maintenance living. With its desirable location and modern features, this is an opportunity not to be missed.

- Main bedroom with a walk-in robe and direct access to the bathroom
- Two additional bedrooms, both well-sized and complete with built-in robes
- Bright, north-facing living area positioned to capture natural light
- Contemporary kitchen and dining space featuring quality appliances and generous storage
- Sun-drenched internal courtyard
- Reverse-cycle air conditioning for year-round climate control
- Private front and rear courtyards offering plenty of outdoor space
- Secure single garage with internal access
- Rental potential estimated at \$500 - \$530 per week

Offering a well-maintained, single-level layout in a well established complex, this property is ideal for downsizers, investors, or anyone seeking a convenient lifestyle. For more information or to arrange a private viewing, contact Sara Perry on 0400 859 593 or Olivia Dwyer on 0431 972 605 at The Property Shop.