



56 Mudgee Street, Rylstone

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### POSITION PERFECT

Situated on a low maintenance 666m<sup>2</sup> allotment with pleasant views over the town to the hills beyond, this ideally located home is only one block from the Rylstones main street with its renowned cafe and restaurant culture.

The home comprises 3 bedrooms plus a north facing sun drenched study or sewing room, living area and dining area enjoying the ambience of a slow combustion wood heater, good size laundry, kitchen and bathroom with a 2nd WC off the laundry, tank water plumbed to home and the added benefit of good paint and new carpet throughout.

Just revised in price, this home represents good value for money to first home buyers, retirees or investor with returns of up to \$280 per week.

If you looking for value you need to inspect this one, Oh so close to town and sensibly priced.

Call Geoff Bartlett today on 0413 488 188 or the team at First National Real Estate on 02 6379 1955 to arrange your inspection.

 666 sqm

**\$259,500**

ID# 11420100087