






## MUDGEES

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Investors and owner occupants take note; now is the time to take advantage of stamp duty concessions and buy off the plan! That's right, ZERO Stamp Duty if you purchase a property before construction begins.

**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5657647>

This property would suit investors or those looking for low maintenance living.

This home comprises three bedrooms, the master with walk in robe and ensuite bathroom and built ins to all others.

Living space is an open plan lounge/dining area opening onto a north facing pergola area.

The kitchen will be well appointed with high quality appliances including under bench oven, microwave, electric cook top, range hood and walk in pantry.

Ducted, zoned reverse cycle air conditioning will be included and walls and ceilings will be fully insulated.

Other quality features include water saving taps and shower heads throughout, a fresh water tank, blinds to all living and bedroom areas, down lights and light fittings and an energy efficient instantaneous gas hot water system.

The low maintenance yard will be fully fenced, turfed and landscaped and coloured concrete driveways and paths will add a pleasing finish.

An additional benefit when buying off the plan is the ability to have an input on the colour selection throughout the