






## MUDGEES

3  2  2 

Featuring a perfect north aspect in a leafy cul de sac setting, this is a home to play happy families in.

Starting with 3 generous bedrooms, the main with ensuite, and 2 of the bedrooms having built in robes.

A light filled formal lounge room welcomes visitors from the front entry with a spacious family, dining and kitchen space featuring floating timber flooring providing the focus area of the home.

The expansive covered outdoor entertaining area is the perfect place to relax and unwind or for the kids to play with protection from the weather and the elements.

A single drive through garage gives access to additional garaging, workshop or storage shedding.

The established rear yard area has vehicular access and enjoys a peaceful backdrop to a creek and nature reserve.

An excellent home, an excellent location and an excellent price. Be the first to inspect to be the first to buy!

**Price** : \$ 319,000

**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5657654>