



## MUDGEES

4 1 2

Set in an elevated location to maximise the north easterly aspect and district views, this well presented family home is exceptional value for money.

**View :** <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5657678>

There are four bedrooms with built in robes, a spacious lounge and separate meals area.

The modern kitchen has electric cooking, good cupboard space and access to the meals area.

Ducted cooling is throughout the home and there is a fully flued gas heater.

The home has been freshly painted throughout and the carpets are in near new condition.

An inviting entertaining deck and barbecue area overlooks the rear yard and established gardens and adjoins a public reserve - an excellent extension of the rear yard that children will love.

There is also a garden shed and chicken run.