



## MUDGEES

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Boasting a delightful east Mudgee location surrounded by mature trees and neighbouring the beautiful Heaton Lodge, this well presented brick veneer home will suit investors or owner occupiers alike.

There are three good size bedrooms, the master with walk in robe, built ins and an ensuite bathroom.

A generous living room is complimented by a second sitting room and a separate meals area.

The timber kitchen is well appointed and has electric cooking and a breakfast bar.

The home has good linen storage and a storeroom off the laundry.

Set on an established block of 696sqm, the yard is fully fenced and reasonably low maintenance.

Council rates are approximately \$1600 per annum and the estimated rental return would be in the vicinity of \$350 to \$360 per week.

**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5657695>