




## MUDGEE

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Immaculate presentation is probably an understatement with this delightful north facing property, starting at the kerb and continuing through.

You will be delighted as you enter the spacious open lounge, kitchen and dining area with an abundance of natural light from the wide bay window, fresh paint and recently renewed flooring.

The three bedrooms are generous in size, the main having a walk in robe and ensuite.

Step outside to an enormous covered entertaining area with one half fully enclosed plus an attached carport at the rear of the drive through garage.

The massive, level and fenced rear yard has the potential for further house extensions and still leave room for a swimming pool if desired.

Energy saving solar hot water has been installed and split system reverse cycle air conditioning and ducted evaporative cooling manage climate control.

**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5657733>