



### 31 Burrundulla Avenue Mudgee NSW

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This well presented home boasts fresh, light-filled interiors, charming street appeal and enjoys a sought after east Mudgee location.

Having recently undergone widespread refurbishment throughout, the property is an inviting home with some impressive attributes.

- Brand new kitchen with stainless appliances, large pantry
- Spacious living and dining area with loads of natural light
- Three good size bedrooms with built in robes
- Attractive new bathroom and ensuite to the main
- Ducted and zoned reverse cycle air conditioning
- Carpet to bedrooms and timber flooring in living areas
- Large sunny entertaining deck overlooking the rear yard
- Fully fenced block of 696sqm, established gardens
- Lock up workshop, oversize carport, garden shed
- Situated within walking distance of the CBD and schools
- Currently leased at \$370 per week

To arrange an inspection contact Damian Kearns on 0418 205 551

**Price** : \$ 357,000  
**Land Size** : 696 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658962>