



### 17 Thomas Clarke Place Mudgee NSW

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Nestled in a quiet cul-de-sac street in a popular family friendly neighborhood sits this very neat and tidy three bedroom home.

This light and bright home is perfect for the whole family, investor and first home buyer and all set upon a low maintenance 635m squared block.

- Three large bedrooms all with built ins
- Open style kitchen overlooking rear yard with dine in meals area
- Bathroom with separate Shower and bath with modern vanity
- Reverse cycle air conditioning
- Good size laundry with external access
- North facing rear yard with side gate access plus alfresco entertaining area
- Currently rented at \$330 per week with potential long term tenants

Ideal for investment, first home or low maintenance living and in a convenient locale.

**Price** : \$ 295,000  
**Land Size** : 635 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659226>



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