



## 10 Flirtation Avenue Mudgee NSW

3 2 2

Ideally situated in a quiet cul-de-sac, enjoying elevated views of Mudgee and beyond is this immaculate three bedroom family home.

- Three large bedrooms, two bathroom spacious home
- Large Master bedroom with built ins, own access to walk through bathroom
- Polished floor boards throughout living areas plus reverse cycle A/C
- Modern open plan kitchen overlooking family area and dining
- Main bathroom with separate spa bath, shower, toilet and vanity
- Additional extra large lounge/family area perfect for the growing family
- Loads of storage including built in study
- Spacious laundry with custom built ins and access to second bathroom
- 5.8 kilowatt back to grid solar system (brand new December 2017)
- Very neat and tidy established back yard with cubby house and vege patch
- Single lock up garage with mezzanine storage area plus

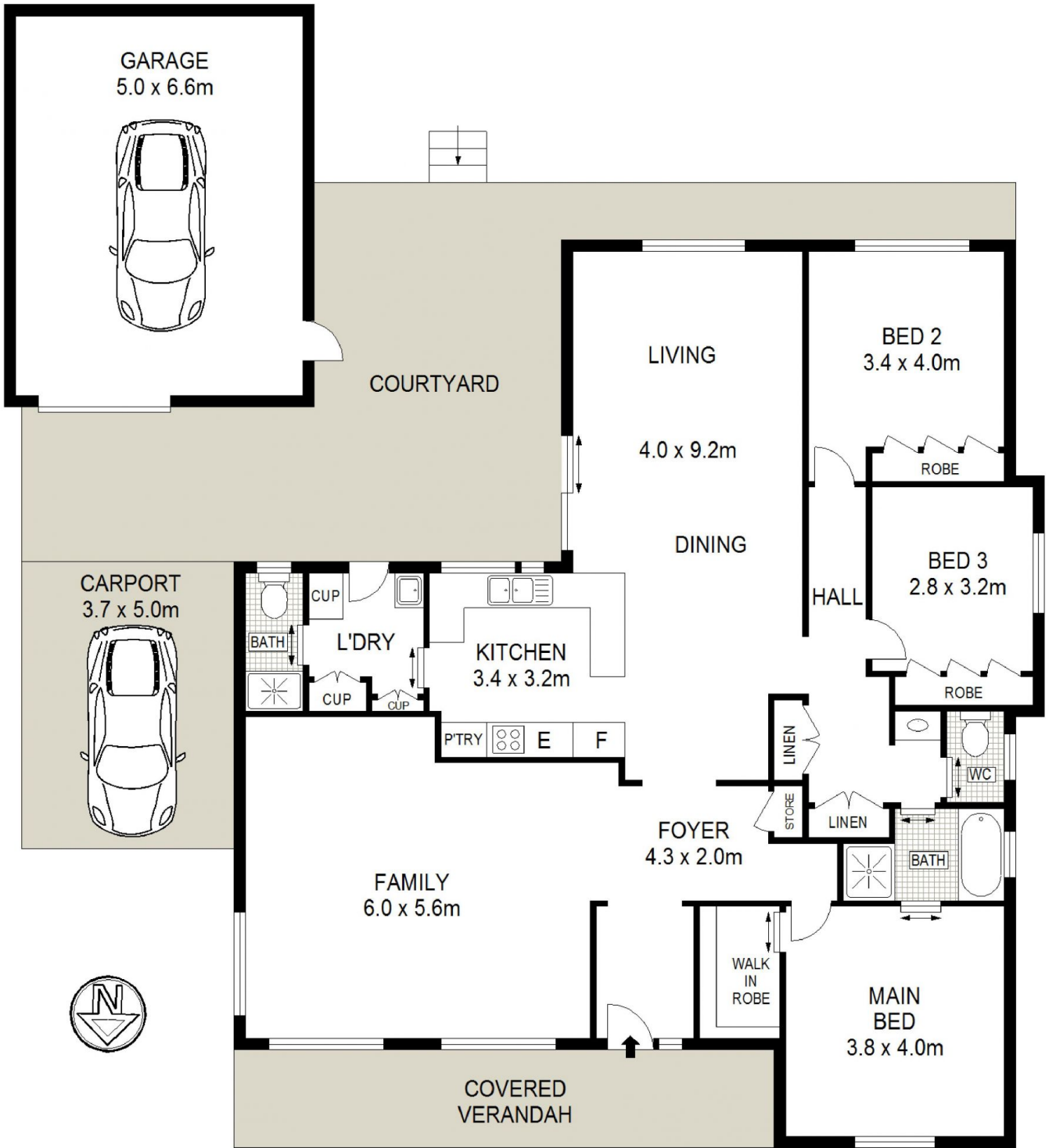
**Price** : \$ 379,000  
**Land Size** : 676 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659387>



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MUDGEE

