



### 37 Lions Drive Mudgee NSW

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Set in popular South Mudgee amidst modern contemporary homes is this impressive property situated on a huge block offering ample space inside and out.

- Four bedrooms all with built in robes, ensuite bathroom to main
- Open plan living and dining area with attractive northerly aspect
- Modern well equipped kitchen boasting stainless appliances and a walk in pantry
- Spacious additional lounge room
- Climate control well catered for with reverse cycle air conditioning
- Stylish main bathroom with separate bath and shower
- Undercover outdoor area overlooks the vast yard
- Backyard complete with attractive landscaping and timber fence
- Perfect for golf lovers with access to golf cart path linking the homes in this street to the Mudgee golf course
- Double lock up garage with access to the rear yard
- Currently leased for \$420 per week

Stylish finishes, loads of natural light and a neutral colour

**Price** : \$ 435,000  
**Land Size** : 1014 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659412>



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