



### 46A George Street Mudgee NSW

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Enjoy the prime position of popular established east Mudgee in a perfectly presented modern home.

- Three large bedrooms all with built in robes
- Master bedroom featuring ensuite and walk in robe
- Contemporary open plan kitchen overlooking family and dining areas
- Spacious light filled living area, climate control catered for with reverse cycle air conditioning
- Modern bathroom boasting a separate bath and shower
- Complimentary neutral tones used throughout
- Large internal laundry with access to lock up garage
- Enjoy the privacy of a semi enclosed undercover rear timber entertaining deck
- Fully fenced easy care yard with lovely established trees complete with garden shed
- Single lock up garage with additional large concrete area and potential for side access to be created
- Rental potential \$380 - \$390 per week

Relish the conveniences of living just a stones throw from the CBD on popular George Street, or invest in this fantastic low maintenance home and reap the rewards.

**Price** : \$ 390,000  
**Land Size** : 474 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659442>



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