



#### 14 Barigan Street Mudgee NSW

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Located in a quiet South Mudgee cul-de-sac with reserve at the rear, this quality home has a lot to offer families, downsizers, first home buyers or investors.

- Four bedrooms, all with built-in wardrobes and ceiling fans, the main bedroom has an ensuite
- Open plan kitchen, dining and family room flows out to the outdoors seamlessly
- Separate sunken lounge room
- Double lock up garage with automatic door and internal access
- Great covered outdoor entertaining area overlooking the inground pool and parkland reserve
- Estimated rent return \$450-\$470 per week. Investors pay attention, this is almost a 6% yield!

Move in without having to lift a finger and enjoy all this property has to offer, situated only moments from Cudgegon Primary School and the hospital.

**Price** : \$ 397,000

**Land Size** : 760 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659449>



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