



## 6 Catleen Crescent Mudgee NSW

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Located in peaceful, established South Mudgee. Within walking distance to medical facilities, schools and golf course. Situated on a large block sits this well presented four-bedroom residence- with studio at rear. Enjoy an easy lifestyle in much demanded location

- Four large bedrooms featuring built in wardrobes
- King sized master with access to outdoor alfresco
- Large front living zone with adjacent dining
- Open planned kitchen and dining zone
- Climate control is catered for with combustion fire place -ducted, ceiling fans & reverse cycle air-conditioning
- Covered outdoor entertaining, brick BBQ with level fully fenced 849sqm yard
- Single brick garage, workshop & carport - Additional powered studio at rear- Making for great second accommodation/ living space with wc
- Established gardens and manicured lawns offer a magical lifestyle for the whole family

For further details or to arrange an inspection contact Alyse Pilley on 0421 648 155

**Price** : \$ 400,000  
**Land Size** : 849 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659562>



**Alyse Pilley**  
**02 6372 2222**