



### 3 Thomas Clark Place Mudgee NSW

4 🏠 1 🚿 3 🚗

Located in a quiet established cul de sac this brick home holds universal appeal. Move in and enjoy as is or maximize the strong rental market and see an instant return - this property showcases value for all.

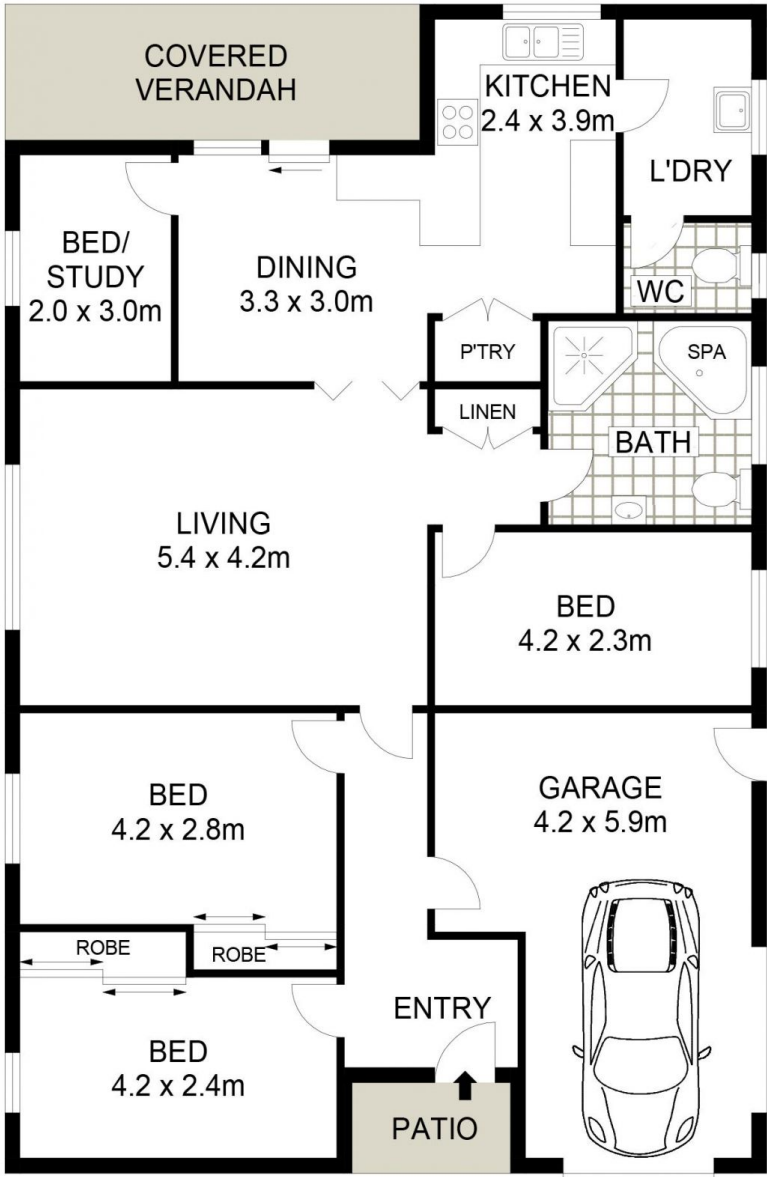
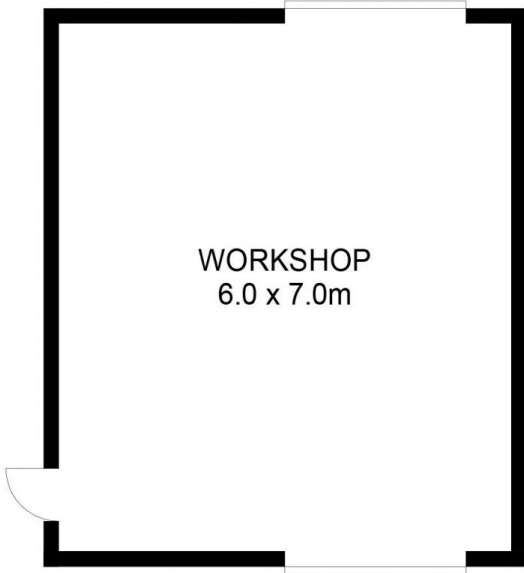
- Three bedrooms plus additional 4th bedroom/study/office
- Kitchen features stainless appliances, a double sink & breakfast bar opening onto the dining area
- Living space comprises a sunny north facing lounge room
- Bathroom complete with shower, toilet & bonus two person corner spa
- Spacious laundry with second toilet
- Abundance of storage throughout the home
- Single lock up garage plus impressive 7m x 6m shed connected to solar
- Yard complete with garden shed, 11 vegetable patches plus fruit trees
- Premium additions include reverse cycle a/c, 5KW solar system & rear lane access

With two street frontages & little ongoing maintenance required this property is an extremely attractive proposition for first home buyers, young families, retirees or the astute

**Price** : \$ 379,000  
**Land Size** : 701 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659746>



**David Goldring**  
02 6372 2222



3 THOMAS CLARKE PLACE

MUDGEES

