

## 66 Banjo Paterson Avenue Mudgee NSW

4 2 2

This beautifully maintained modern four bedroom home is full of impressive features. With multiple living areas and modern finishes all set on a spacious block with rear yard access. This property is the complete package.

- Master bedroom with ensuite and walk in robe
- Additional spacious bedrooms all with built in robes
- Open plan kitchen complete with walk in pantry, gas cooking & large breakfast bar
- Multiple layout options available with three living zones
- Modern main bathroom features both a shower and bath
- Large internal laundry with direct outside access
- Indoor living flows effortlessly outside to the covered outdoor entertaining area
- Double lock up garage plus convenient rear yard access
- Rental potential estimated at \$440 to \$470 per week

Perfect for first home buyers, a family needing more room (with a playground nearby) or the astute investor looking to take advantage of Mudgee's current strong rental market. Call today to arrange your inspection.

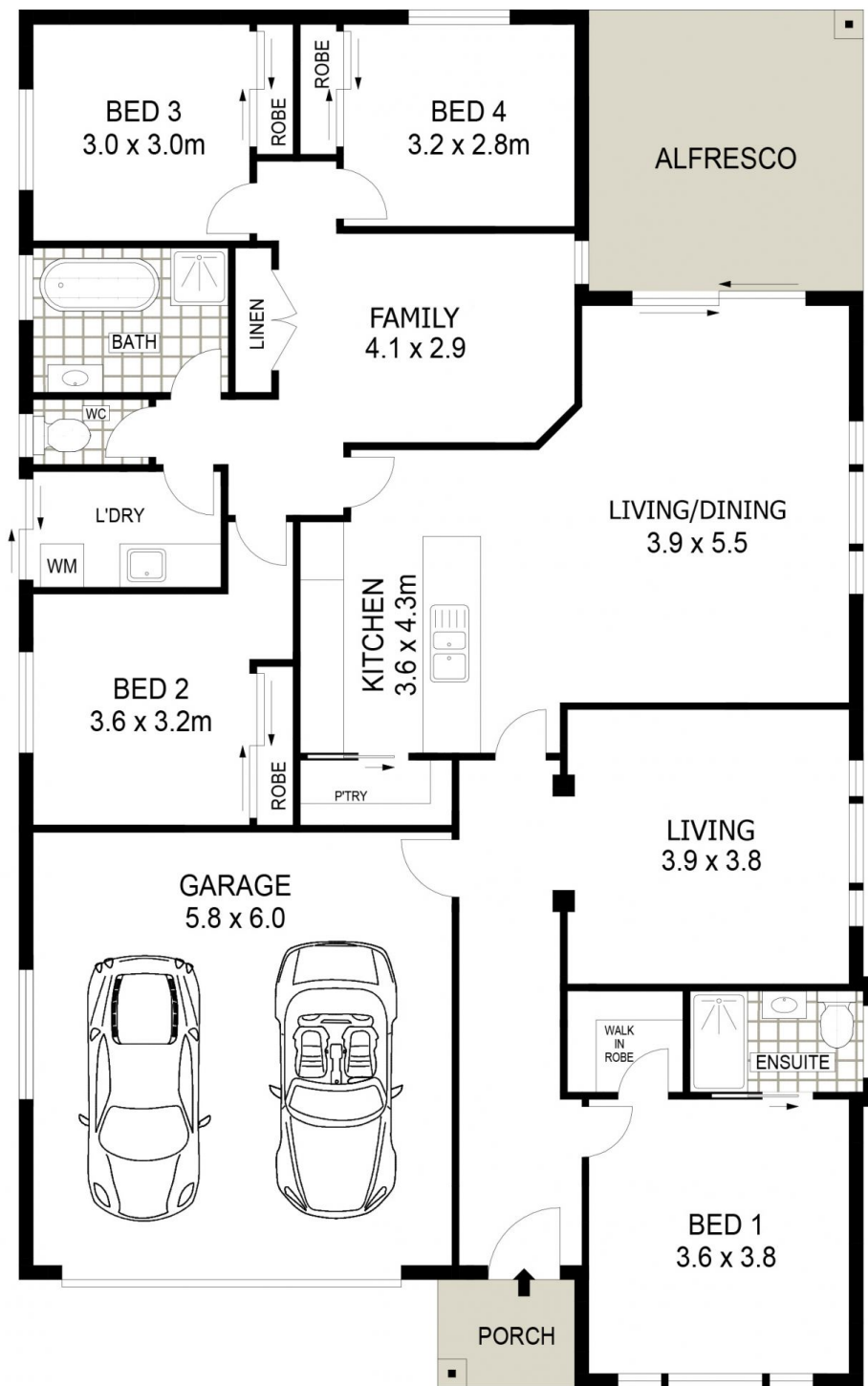
**Price** : \$ 495,000  
**Land Size** : 815 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5782969>



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GROUND LEVEL

66 BANJO PATTERSON AVENUE

MUDGEES



Floor plans and rooms sizes are indicative only