



### 3 Winbourne Street Mudgee NSW

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Perfectly situated in a popular east Mudgee location, just a stone's throw from Mudgee's CBD, this residence offers bundles of potential to be your next family home, set and forget investment or downsize with ease. Unmissable features include:

- Multiple living areas to enjoy the best of family time
- Three generous sized bedrooms
- Air-conditioning in the living room to keep you comfortable all year round
- Low maintenance yard and gardens
- Investment potential to add to your portfolio
- Large shed with work shop space to keep all your toys safe and secure
- Spacious yard with enough room for everyone to run around
- Currently tenanted for \$390 per week

**Price** : \$ 485,000  
**Land Size** : 607 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/6748218>

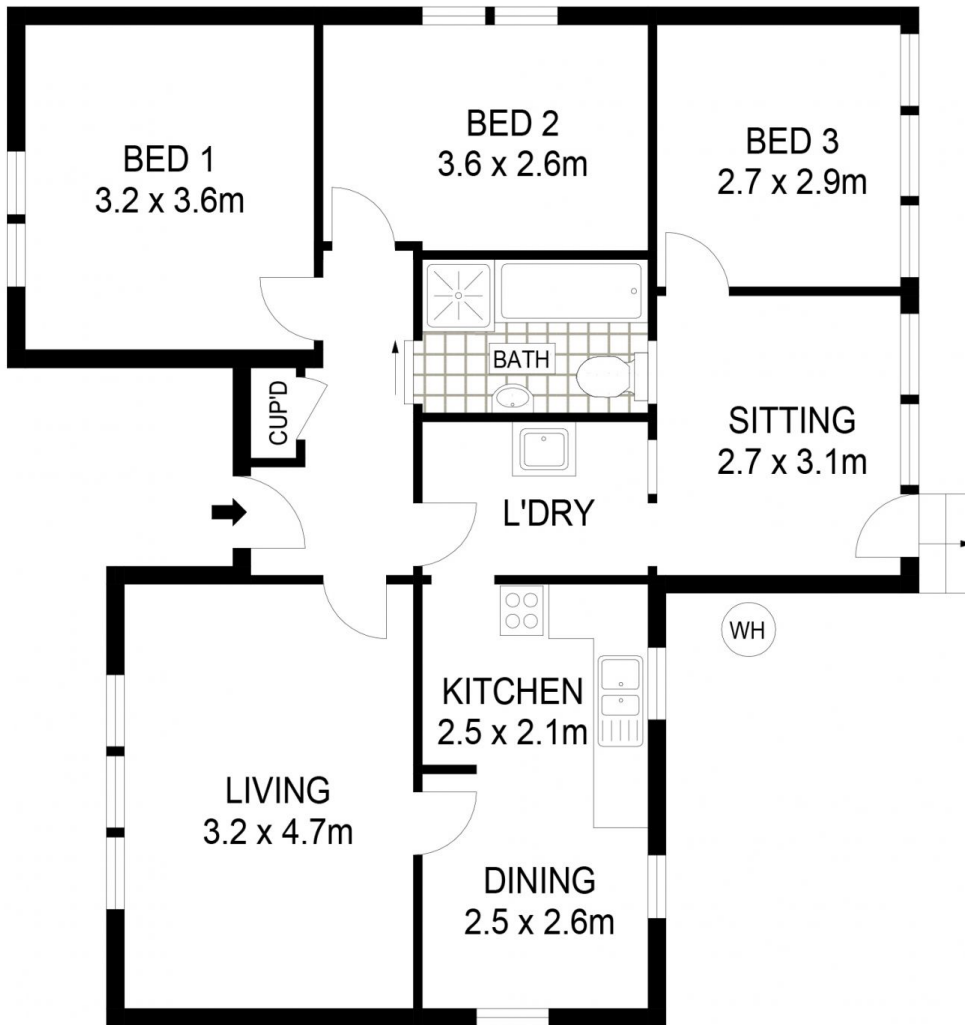
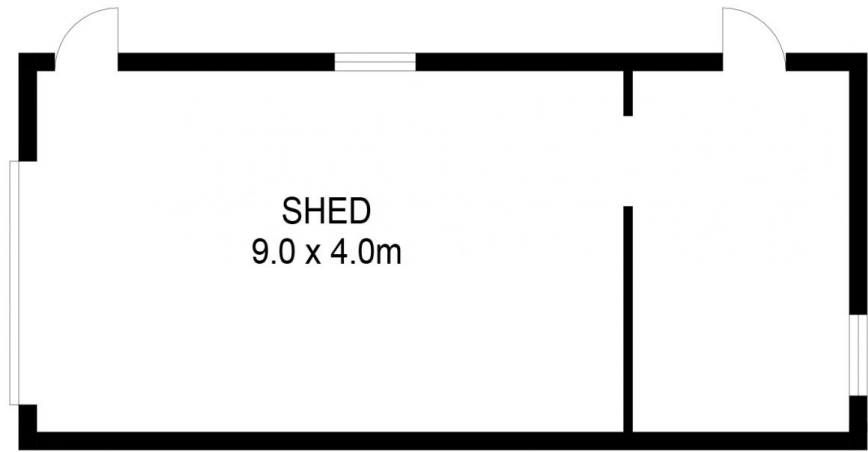


**Sara Perry**  
02 6372 2222



**Patrick Power**  
02 6372 2222

Properties like this don't come along often. Take advantage today by calling Sara Perry on 0400 859 593 or Patrick Power on 0455 721 304 to arrange your inspection today!



GROUND LEVEL

3 WINBOURNE STREET

MUDGEES



Floor plans and rooms sizes are indicative only