






 the property shop



**16/71 Lions Drive Mudgee NSW**

2  1  1 

Quietly positioned, this wonderfully presented two-bedroom home offers an abundance of convenience for anyone over 55 years young. Don't miss out and enjoy all this one has to offer...

- Two generous, light filled rooms with the main offering a walk-in robe
- Spacious, yet practical living area with more than enough room for friends and family to visit
- Functional and well appointed kitchen with modern appliances
- Stay comfortable with reverse-cycle air conditioning
- Put your feet up and enjoy the low-maintenance, fully fenced yard, you won't have to lift a finger
- Single carport plus garden shed to store all the tools
- Enjoy the ability of not paying council rates, just the ease of reasonable park fees

If this sounds like your next venture, please call Sara Perry on 0400 859 593 or Patrick Power on 0455 721 304.

**Price** : \$ 318,000

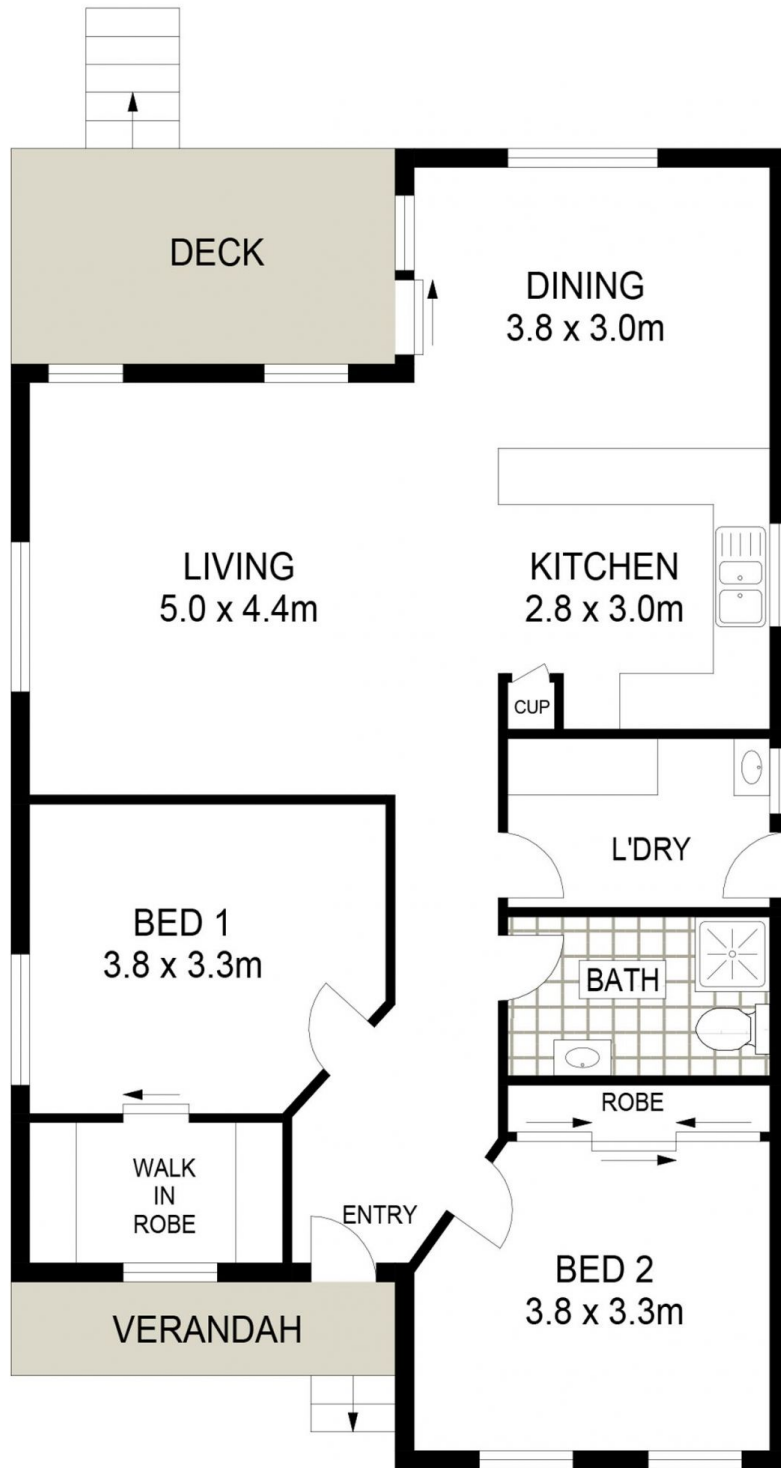
**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/villa/6824881>



**Sara Perry**  
02 6372 2222



**Patrick Power**  
02 6372 2222



GROUND LEVEL

16/71 LYONS DRIVE

MUDGEES



Floor plans and rooms sizes are indicative only