



**31 Burrundulla Avenue Mudgee NSW**

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Nestled in Mudgee's east only stone's throw from the Mudgee CBD. Featuring high-ceilings, hardwood flooring and saturated with natural light this stunning residence is the quintessential character cottage, right down to the white picket fence.

- Three well-appointed bedrooms with built-in robes, main with en-suite
- Stunning chefs' kitchen with plenty of storage, herringbone splash back and gas cooktop
- Spacious living/family room with plenty of large windows, spilling onto the outdoor entertaining areas
- Year round comfort is assured with ducted air-conditioning throughout
- Modern bathrooms with high quality fittings and fixtures
- Single garage with carport and concrete driveway
- Fully enclose back yard with established trees and plenty of space for entertaining
- Sought after East Mudgee location, an easy walk to town.

Arrange your inspection today of this impressive home by contacting Andrew Palmer on 0416 153 471 or Patrick Power on 0455 721 304 at The Property Shop.

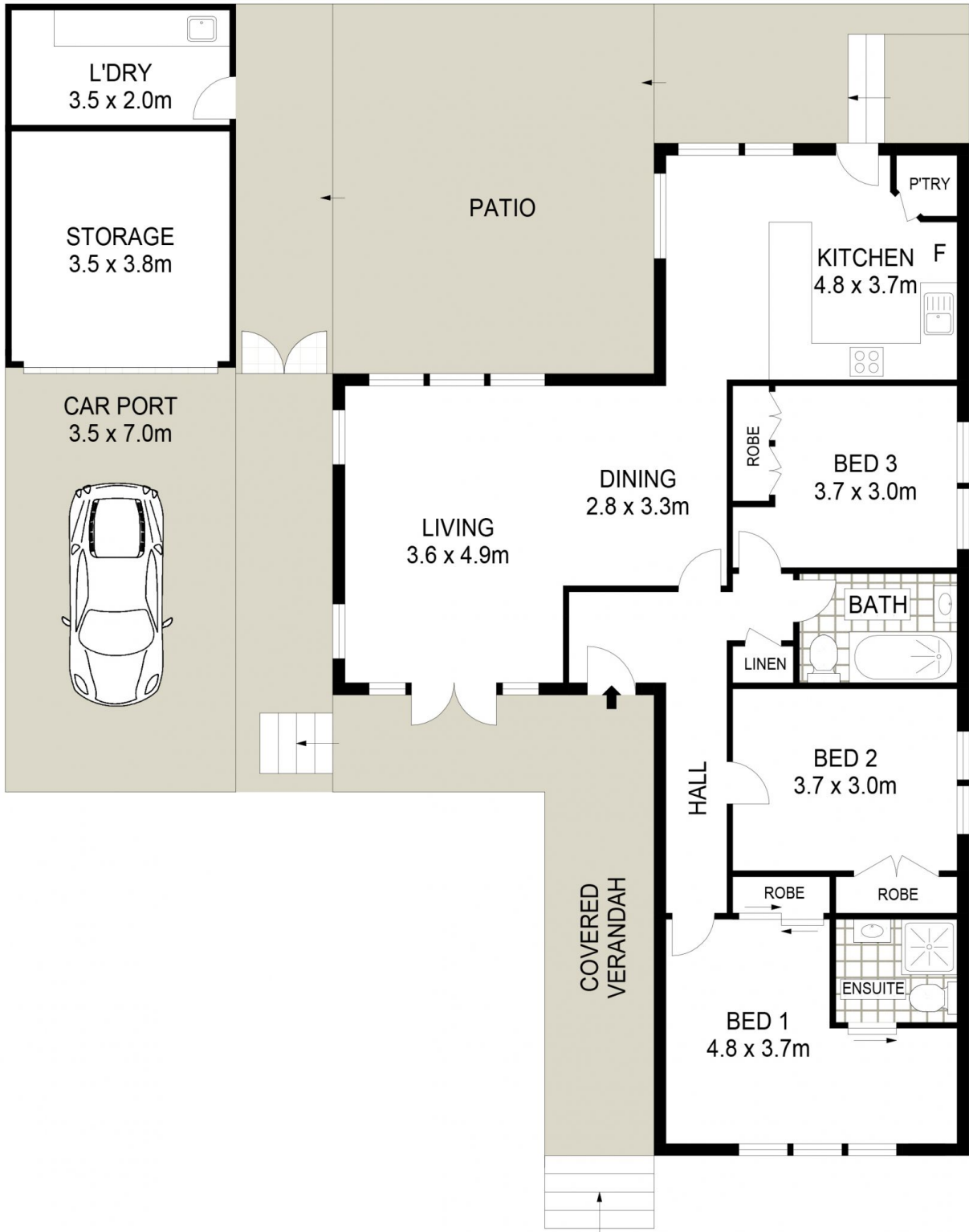
**Price** : \$ 660,000  
**Land Size** : 696 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7437295>



**Andrew Palmer**  
02 6372 2222



**Patrick Power**  
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31 BURRUNDULLA AVENUE

MUDGEE



Floor plans and rooms sizes are indicative only