



#### 4 Saleyards Lane Mudgee NSW

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Situated in the coveted Sundown Estate, this newly constructed family home offers an abundance of features for every growing family. Both stylish and modern, this home is sure to impress.

- Boasting four spacious bedrooms with built-in wardrobes
- Main bedroom offers built-in wardrobes and modern ensuite
- Light-filled kitchen with plenty of storage, gas cooktop and stone bench tops
- Open plan layout flowing out to covered entertainment areas
- Ducted air-conditioning throughout for comfort
- Quiet setting, an easy stroll to nearby cafes, shops and parks
- Single car garage with internal and electric access
- Low-maintenance and levelled 536sqm block
- Savvy investors take note - rent potential of \$1000 if furnished or \$600 unfurnished
- Option of furniture being sold with the property

Whether your thinking of investing, downsizing or looking to simply enjoy, this property is perfect for you. Contact Sara

**Price** : \$ 615,000  
**Land Size** : 536 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7735424>



**Sara Perry**  
02 6372 2222



**Patrick Power**  
02 6372 2222

