



## 22 Winbourne Street Mudgee NSW

3 1 2

Presenting an impeccable appearance, this expansive three-bedroom family home occupies a delightful location in Mudgee East. Just a brief walk from parks, pubs, and cafes, it provides an ideal setting for families, investors, and those looking to downsize.

- Offering three generous size bedrooms, all with built in robes
- Spacious modern kitchen with electric cooking, updated appliances and plenty of storage
- Light filled open plan living and formal dining area featuring natural timber flooring and split air-conditioning system
- Modern family bathroom offering all the essentials with second toilet off the laundry
- Undercover alfresco entertaining area overlooking low maintenance yard with stunning established gardens for added privacy
- 4KW Back to grid solar system, helping you save on your electricity bills
- Single lock up garage with additional 6mx3m garden shed for extra storage
- Situated on a low maintenance 582 sqm block with side

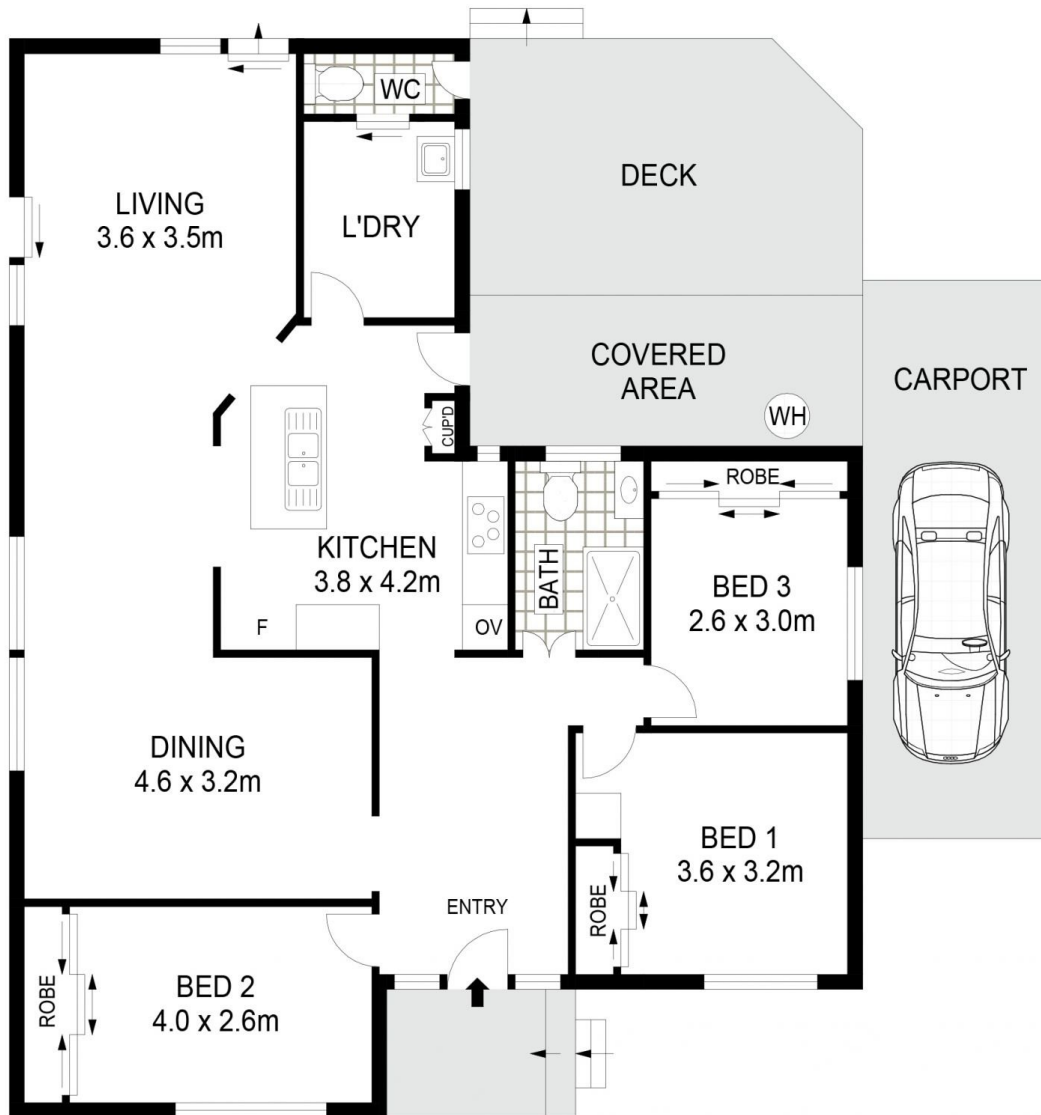
**Price** : GUIDE \$500,000-\$520,000  
**Land Size** : 582 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7930768>



**David Goldring**  
02 6372 2222



**Jessika Weatherall**  
02 6372 2222



GROUND LEVEL

22 WINBOURNE STREET

MUDGEE



Floor plans and rooms sizes are indicative only