

## 19 Marskell Circuit Mudgee NSW

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Welcome to 19 Marskell Circuit, nestled in the Sundown Estate. This contemporary duplex presents an exceptional opportunity for both investors, first home buyers or downsizers.

- The master bedroom impresses with a generous walk-in robe and a sleek ensuite
- Additional three bedrooms come complete with built in robes and ceiling fans
- Embrace year-round comfort with ducted zoned air-conditioning throughout
- Modern kitchen equipped with quality appliances, seamlessly flowing into open plan dining and living area
- Luxurious main bathroom boasting a large free standing bathtub and shower
- Step outside to the upstairs balcony offering panoramic views and enjoy downstairs alfresco area with built in sink and storage
- Conveniently located in Sundown Estate, offering school bus pick up, close to schools, parks and a short distance to Mudgee's CBD.
- Rental potential of \$650-\$670 per week

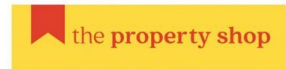
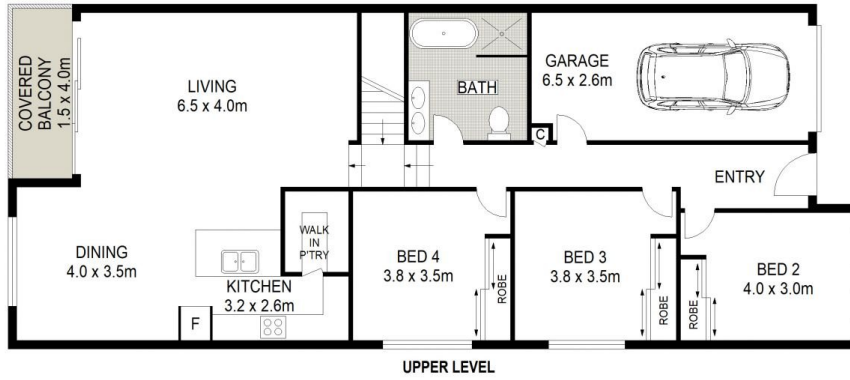
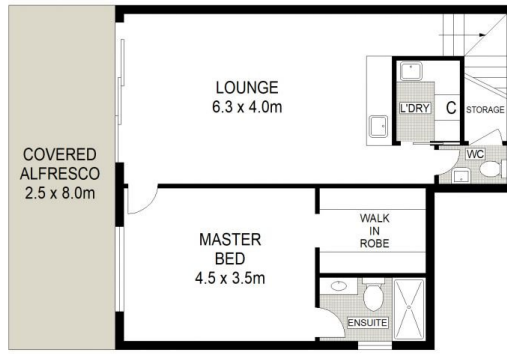
**Price** : GUIDE \$690,000 - \$730,000  
**Land Size** : 600 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/semi-detached/7978357>



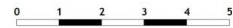
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