



### 13 Hughson Avenue Mudgee NSW

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Positioned in a quiet and highly sought-after South Mudgee cul-de-sac, this modern three-bedroom home offers an exceptional opportunity for those seeking comfort, convenience, and low-maintenance living. Set on a private and beautifully established 454sqm block, the home is north-facing and filled with natural light, creating a warm and inviting atmosphere throughout.

- Three well-appointed bedrooms, all with built-in robes and ceiling fans
- Main bedroom featuring his and her built-in wardrobes and private ensuite
- Open plan kitchen, living and dining area with great natural light
- Spacious kitchen with ample storage, gas cooktop and dishwasher
- Study nook, ideal for working from home
- Main bathroom with freestanding bathtub, shower and separate toilet
- Split system air conditioning for year-round comfort
- Outdoor alfresco area, perfect for entertaining

**Type** : House  
**Price** : \$720,000 - \$770,000  
**Land Size** : 454 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/8687582>



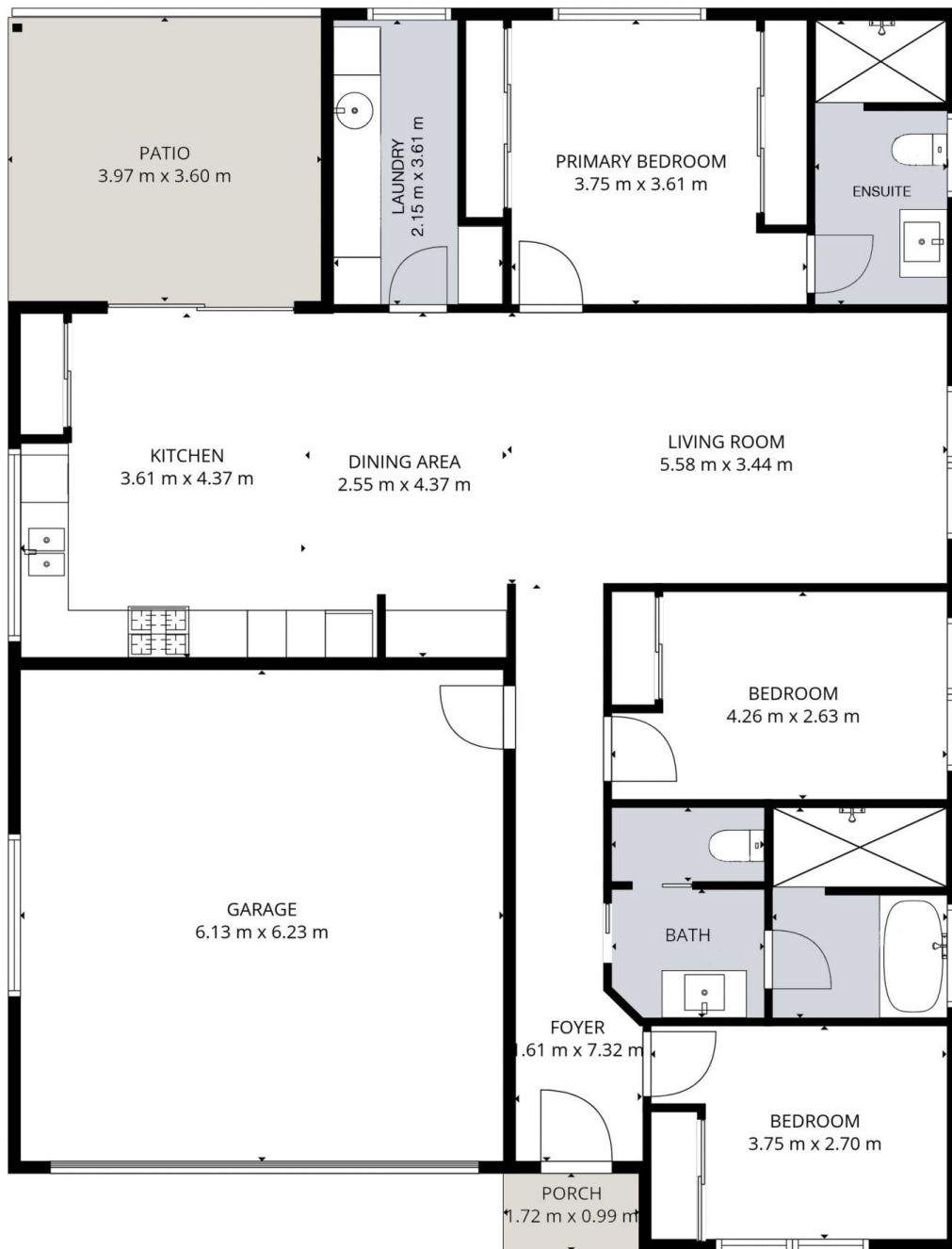
**Annie Christensen**  
02 6372 2222



**Andrew Palmer**  
02 6372 2222

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## 13 HUGHSON AVENUE, MUDGEE

TOTAL: 157 m<sup>2</sup>

EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>, PATIO: 14 m<sup>2</sup>



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