






## Mudgee

4  2  2 

- . Alfresco entertaining area under main roof
- . Daikin air conditioning
- . Double garage with remote control
- . Quality ceramic tiling to wet areas, entry, kitchen and hallway
- . Stone bench top to kitchen
- . Carpet to remaining rooms
- . Down lights to living areas
- . Coloured concrete driveway
- . Monier concrete roof tiles
- . Basix- including wall & ceiling insulation, gas hot water system, sarking & 3A rated tap ware and toilets
- . Fencing to boundaries
- . Turf
- . 4 generous bedrooms all with built in wardrobes
- . Modern kitchen with island bench
- . European stainless steel appliances
- . Provision for dishwasher and microwave
- . Rainwater tank

**Land Size** : 24.7 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5657071>



**Andrew Palmer**  
**02 6372 2222**



## LOT 270 BANJO PATTERSON AVENUE, MUDGEE

Living area	= 190.17m <sup>2</sup>
Garage	= 39.68m <sup>2</sup>
Porch	= 5.66m <sup>2</sup>
Alfresco	= 17.55m <sup>2</sup>
Total	= 253.07m <sup>2</sup>
	27.2 Squares
4BED 2 CARS 2 BATHS	