



## 11 Moggs Lane Mudgee NSW

6 2 4

Federation charm, modern finishes and an abundance of space are all features of this huge family residence situated in Bombira, one of Mudgee's most prestigious residential areas.

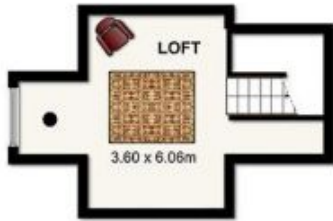
- extensively renovated and extended
- 5 bedrooms plus office and separate loft
- modern well appointed kitchen/dining room
- spacious sitting room
- large separate family room
- master bedroom with walk-in robe and en-suite
- over-sized double garage workshop
- shady verandahs around 3 sides
- ducted air-conditioning, underfloor heating throughout
- 1700m<sup>2</sup> of tree studded grounds adjoining parkland
- walk to Mudgee CBD

An exceptional family property offering zoned living spaces and plenty of room.

**Price** : \$ 675,000  
**Land Size** : 1776 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658411>



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**FIRST LEVEL**



**GROUND LEVEL**

**11 MOGGS LANE, BOMBIRA**

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INT: 305 sqm  
EXT: 183 sqm  
TOTAL: 488 sqm

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes. Plants are decorative only.