



**35 Winbourne Street Mudgee NSW**

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Properties in the east of Mudgee are generating strong interest from buyers as they enjoy the convenience of being a short stroll from cafes and shops as well as showing continual solid capital growth.

**Price** : \$ 295,000  
**Land Size** : 721 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658466>

This particular home is set in an established, leafy street and has great potential to improve the value with some simple future cosmetic changes.

- Three good size bedrooms and one bathroom
- Light filled lounge room with wood fire and reverse cycle air conditioning
- Dining area adjacent to the kitchen
- Additional living space opening to the rear yard
- Covered pergola area/BBQ area; established gardens
- Carport, lock-up garage, garden shed for storage
- An ideal first home or suitable for those looking to downsize

To arrange an inspection contact Damian Kearns on 0418 205 551