



### 375 Cypress Drive Mudgee NSW

3 1 2

Looks a little deceptive from the road but step inside and you'll be surprised.

- 3 family sized bedrooms, built in wardrobes
- Enormous family living area incorporating kitchen
- Loads of natural light throughout
- Reverse cycle air conditioning, slow combustion wood heating, solar hot water
- Double colourbond shed, concrete floor, power connected
- 10.12 hectare approx. lifestyle block, part cleared, balance natural timber
- Long term tenant, currently leased until 04/17 at \$365 per week

**Price** : \$ 305,000  
**Land Size** : 10.12 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658639>



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