



### 9 Flirtation Avenue Mudgee NSW

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Here is an affordable opportunity to purchase a neat brick veneer home in a quiet cul-de-sac location.

- Three good sized bedrooms each with built in robes
- Fully equipped open plan kitchen overlooking split lounge/dual living area
- Large meals area conveniently located adjacent to the kitchen
- Climate control catered for with reverse cycle air conditioning
- Modern bathroom handy to the bedrooms, separate toilet
- Rear entertaining deck with pleasant outlook to the north
- Spacious fully fenced rear yard complete with garden shed for storage
- Single lock up garage, rear yard access
- Currently leased to long term tenants at \$330 per week

**Price** : \$ 350,000  
**Land Size** : 675.5 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659180>



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Whether you are looking for your next solid investment or somewhere to call home, this property is a must inspect.