



### 3 Catleen Crescent Mudgee NSW

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First time offered in forty years, this South Mudgee located home presents a fantastic opportunity for the first home owner or investment situation.

- Brick veneer, three bedrooms (main with built in robe)
- Lounge room with reverse cycle air conditioner
- Combined kitchen/dining area, ample cupboards
- Polished floorboards throughout
- Single lock up garage
- Secure level rear yard, vehicular access
- Established popular South Mudgee locality

\* Agent declares interest

**Price** : \$ 255,000  
**Land Size** : 846 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659189>



**Alyse Pilley**  
02 6372 2222