



### 8C Cedar Avenue Mudgee NSW

3  1  2 

Highly sort after East Mudgee locale set among established trees and gardens is this immaculate 3 bedroom residence.

- Three large bedrooms, all with built in robes
- Open style Kitchen with breakfast bar, overlooking north facing verandah
- Spacious lounge/living area plus separate dining area
- Ducted reverse cycle air conditioning throughout
- Modern bathroom with separate bath and shower, wheelchair accessible
- Sunny north facing verandah with cafe blinds
- Rear undercover entertaining area overlooking established gardens and lawn
- Garden shed plus rainwater storage tank perfect for the garden
- Single lock up garage with electric roller door and additional car space

A great investment, easy low maintenance home or downsizers dream all located in a private, leafy East Mudgee locale.

**Price** : \$ 305,000

**View** : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5659312>



**David Goldring**  
02 6372 2222