






### 1 Mulgoa Way Mudgee NSW

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Boasting a delightful east Mudgee location surrounded by mature trees and neighbouring the beautiful Heaton Lodge, this brick veneer home will suit investors or owner occupiers alike.

- Three good size bedrooms, the master with walk in robe, built ins and an ensuite bathroom
- A generous living room is complimented by a second sitting room and a separate meals area
- The timber kitchen is well appointed and has electric cooking and a breakfast bar
- The home has good linen storage and a storeroom off the laundry
- Double carport plus good back yard access and room for a shed
- Set on an established block of 695sqm, the yard is fully fenced and low maintenance
- Short walk to one of Mudgee's amazing parks and river where you will find lots of people enjoying some fishing and swimming

Walking distance to the shops, cafes, pubs and clubs, this location is what everyone is looking for.

**Price** : \$ 370,000  
**Land Size** : 695 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659485>



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