



12a Faucett Drive Mudgee NSW

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Only 4 years young, this duplex will suit owner occupiers and in particular investors who can take advantage of depreciation and great rental returns plus so much more this unit has to offer.

- Near new and immaculately maintained
- Currently renting for \$395 per week
- Only 1 neighbour
- Open plan living/dining and kitchen area with split system air-conditioning
- Main bedroom with walk in robe, ensuite bathroom, air-conditioner and ceiling fan
- Two further bedrooms, both with built-ins and ceiling fans
- Single garage with internal access and auto door
- North facing covered outdoor entertaining, secure yard

Take advantage of Mudgee's strong rental market, with better than 6.1% yield, this property certainly stacks up. It also makes sense to owner occupy it, whether you are looking to downsize or just starting out, it is a no brainer.

Price : \$ 335,000
Land Size : 421 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/semi-detached/5659624>



Sara Perry
02 6372 2222



Alyse Pilley
02 6372 2222