



#### 4 Lahy Court Mudgee NSW

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Set in a quiet cul-de-sac just a few blocks from the CBD this tidy brick veneer home with impressive shedding really is the full package. Ready to enjoy or tenant immediately, with scope to value add, this is astute buying.

- Three good sized bedrooms all with built in robes and ceiling fans
- Master with ensuite style access to bathroom
- Open kitchen/dining overlooks living space
- Additional lounge room plus sun room allows for flexibility with layout options
- Convenient three-way design bathroom with abundance of storage
- Climate controlled with reverse cycle air conditioning, ceiling fans and wood fire heating
- Single lock up garage with internal access plus double shed/workshop with power connected and double carport
- Yard complete with garden beds, a chicken pen and wood shed

With the median house price steadily increasing this is a fantastic entry level home. Call us today to arrange your inspection.

**Price** : \$ 407,000  
**Land Size** : 871 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659792>



**David Goldring**  
02 6372 2222



**Alyse Pilley**  
02 6372 2222



## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.