



### 36 Dowling Street Lue NSW

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Situated on an ideal half acre block in the quaint township of Lue, an easy 20 minute drive from Mudgee, sits this impeccably presented three bedroom two bathroom family home.

Stunning wrap around verandah with North facing entertaining, huge three bay shed with additional carport and an extra room/office easily converted to a 4th bedroom. Properties like these are often sort but seldom found.

- Large master with walk through robe & stylish ensuite
- Two additional great size bedrooms with built in robes
- Fourth bedroom currently an office, easily converted back to bedroom
- Open plan kitchen overlooks large family area with ideal storage
- Family area features woodfire heating & reverse cycle a/c
- Modern bathroom with separate bath & shower
- Abundance of storage throughout the home
- Impressive covered North facing alfresco entertaining area with ceiling fans
- Ample fresh water storage approximately 110,000 litres

**Price** : \$ 375,000  
**Land Size** : 2020 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/lue/residential/house/5659835>



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