



## 10 Menah Avenue Mudgee NSW

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This impressive modern family home is located in the coveted South Mudgee, offering an abundance of features for the whole family to enjoy. Filled with space and light, this truly stylish residence has been carefully built for idyllic living.

- Four spacious bedrooms with built-ins throughout
- Large main bedroom offering a walk-in robe & opulent ensuite bathroom
- Stylish kitchen, featuring 1200ml gas stove, stone bench-tops & walk-in pantry
- Separate media room for entertainment with family & friends
- Well appointed large modern family bathroom with separate WC
- 6.6kw back to grid passive solar system
- Remain comfortable year round with ducted reverse cycle air-conditioning
- Situated on an oversized 1,168sqm plot of land
- Double electric garage with internal access to residence
- 6x6 Colourbond shed with 50amp outlet
- 10,000L fresh water storage available

**Land Size** : 1168 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7802482>



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Internal 229sqm  
Land area 1,168sqm



Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.