



4/31 Banjo Paterson Avenue Mudgee NSW

2 1 1

Nestled in a private complex in a contemporary estate, this property presents an exceptional opportunity to enter the market, downsize or invest. Boasting modern fixtures and fittings this unit truly stands out.

- Tidy two bedroom, free-standing brick veneer unit
- Positioned privately off the main road
- Features a single lockup garage with a remote panel lift door
- Enjoy bright and inviting interiors flowing seamlessly to a private outdoor area and backyard
- Equipped with reverse cycle air-conditioning and ceiling fans for year-round comfort
- Offers a spacious bathroom with all the essentials
- Well-appointed kitchen with quality appliances
- Benefit from low strata outgoings \$2300 per year approx
- Potential rental income ranging from \$470-\$500 per week

To arrange your inspection today contact Alyse Pilley on 0421 648 155 or Annie Christensen 0476 878 380.

Price : \$ 510,000
Land Size : 218 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/unit/7999952>



Alyse Pilley
02 6372 2222



Annie Christensen
02 6372 2222



0 1 2 3 4 5  INTERNAL AREA : 107 M²
EXTERNAL AREA : 18 M²

All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.