



### 10 Thomas Clark Place Mudgee NSW

3 1 1

Located in a quiet and peaceful cul-de-sac is this wonderfully presented home with expansive back yard.

Featuring:

- Three light filled rooms all with built-ins, and a ceiling fan in the master.
- Open planned kitchen and family dining.
- Separate living area with split system and ceiling fan.
- Large laundry area with access to your backyard.
- Easy to maintain, large backyard with garden shed and side access.
- Single lock up garage.
- Rental estimate of \$530 - \$550 per week.

Don't miss this wonderful first home or ready to go for seasoned investors. Call James Tracy-Inglis on 0416 205 012 or David Goldring to arrange your private inspection.

**Price** : GUIDE \$610,000-\$630,000  
**Land Size** : 698 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/8071766>



**James Tracy-Inglis**  
02 6372 2222



**David Goldring**  
02 6372 2222



Address: 10 Thomas Clark Place, Mudgee NSW 2850

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. DIMENSIONS ARE APPROXIMATE AND FOR INFORMATION ONLY.

