

# 13 Lahy Court, Mudgee, NSW 2850



## House For Sale

Sunday, 10 March 2024

13 Lahy Court, Mudgee, NSW 2850

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 725 m2

Type: House



Andrew Blackman

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**\$579,500**

Positioned in a quiet cul de sac with easy access to parks, schools and Mudgee's CBD this brick home holds a consistent rental history and has been well maintained. With great potential for first home buyers or investors to add value or occupy immediately.- Three bedrooms all offer built in robes and ceiling fans- Tidy kitchen with breakfast bar and electric cooktop overlooking open plan dining- The sunlit formal lounge features a bay window- The main bathroom has a shower, bath and separate W.C- Comfort year round with split system air conditioning- Sliding glass doors open to a covered alfresco- Single lock up garage and garden shed- Rental appraisal of \$480 - \$500 weekly- Nestled on a low maintenance 725 sqm (approx) blockThe perfect choice for young families, first home buyers, and investors contact Andrew Blackman on 0413 488 844 for more information.**DISCLAIMER**The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.