

2/12 Birch Grove, Mudgee, NSW 2850



House For Sale

Thursday, 11 January 2024

2/12 Birch Grove, Mudgee, NSW 2850

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 466 m2

Type: House



Edwina Smith
0429328086

\$545,000

Nestled in a serene cul-de-sac within the highly sought-after 'Yallabee Estate,' this well-built three-bedroom residence offers a perfect blend of comfort and style. The spacious layout adorned with lovely neutral colour schemes, creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. Immerse yourself in the peaceful surroundings and modern amenities that make this property an ideal family home or investment property. Key Features:- Spacious and well-lit interiors featuring a tiled open-plan living area providing an inviting ambiance.- The kitchen boasts modernity and functionality, as well as stainless steel appliances that add a touch of sophistication to your culinary space.- Three well-proportioned bedrooms with built-in wardrobes provide comfortable retreats for every member of the family.- Generously sized main bathroom, offering ample space and modern fixtures.- Experience year-round comfort with the convenience of a split system air conditioning system.- Secure Garage with internal access ensures security and convenience as well as protection from the elements.- A good-sized rear yard perfect for relaxation - Convenient proximity to schools, childcare facilities, and the Mudgee Golf Club, all the amenities you need are just a brief stroll away. - Ideal as an investment property, the potential rental return of \$520 per week This property presents a fantastic opportunity for those seeking a comfortable, modern lifestyle in a peaceful neighbourhood or as an investment property. Don't miss your chance to make this house your home. Contact Edwina Smith on 0429 328 086 to schedule a viewing or for more information. Disclaimer: The material and information contained within this marketing material is for general information purposes only. All information contained herein has been gathered from sources we deem to be reliable. However, we cannot guarantee it's accuracy. You should not rely upon this information and material as a basis for making any formal decisions. We recommend all interested parties make further enquiries to verify the information contained herein.