

# 7 Trefusis Avenue, Mudgee, NSW 2850



## House For Sale

Tuesday, 7 January 2025

7 Trefusis Avenue, Mudgee, NSW 2850

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 784 m2

Type: House



Andrew Blackman  
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Marnie Robbins  
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**\$769,000**

FIRST IMPRESSIONS FROM THE AGENT Buyers will be drawn by the impeccable street presence, established gardens and leafy south Mudgee locale. Offering a brick four bedroom, two bathroom home with key renovation improvements making it the ideal family home. FIRST CHOICE FEATURES- Spacious master bedroom with built in robes and ensuite - Additional three generously sized bedrooms - Tiled open plan living and dining area plus formal living room with built in bar - Modern galley style kitchen with gas cooktop and breakfast bar - Convenient three way design main bathroom - Spacious laundry with extra storage - Climate controlled via split system air conditioning, gas points and ceiling fans - Glass sliding doors open onto a huge covered alfresco - Double lock up garage with electric and drive through access plus garden sheds - Nestled upon a 784sqm block with established gardens and pop up sprinklers WHY THE OWNERS PUT THE PROPERTY FIRST The private position within moments of Mudgee Golf Course, parks and schools makes this home the perfect spot for a family. Generously sized rooms and an abundance of storage makes this property desirable to a range of buyers. For further details or to arrange an inspection, please contact Andrew Blackman on 0413 488 388 or Marnie Robbins on 0423 618 693. 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.