



13 Cudgegong Street Mumbil Via, Wellington

\$219,500 - Won't Last Long

Positioned just minutes from Burrendong Recreation and Ski Park, this updated home is perfectly positioned for those seeking a permanent residence, holiday escape or investment opportunity. Only 24km from Wellington and 69km from Orange, it offers an easy link to town conveniences while staying close to the lake.

Inside, the home has been refreshed with new décor and floor coverings, LED lighting, new ceiling fans plus an almost-new air conditioning and hot water system. Energy efficiency is well covered with a powerful 10kW solar system.

The practical layout provides two spacious living areas with a modern kitchen at the centre, two large bedrooms easily fitting queen beds and a bathroom with floor-to-ceiling tiling.

Outside, the 835sqm block features dual side access, established lawns, a large carport and powered sheds-including power to the back carport for extra flexibility.

With nothing left to do but move in and enjoy, this property delivers convenience, modern upgrades and proximity to one of the region’s best lifestyle destinations.

Contact Gary Francis 0428 459 830

Property ID:	L37136926
Property Type:	House
Building / Floor Area:	87
Carports:	2
Open Parking:	1
Land Area:	835.0 sqm

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