



48 Apsley Crescent Mumbil Vi , Wellington, NSW 2820

\$259,500

House 2  1 



Value-Packed Opportunity

Here is your chance to secure an affordable village home that delivers space, privacy and an easy-care lifestyle all within a peaceful country setting.

Open for Inspection

By Appointment.

Set on a generous 860sqm parcel with well-established trees, shrubs and garden areas, the property offers a real sense of seclusion and relaxed charm.

The light and bright home features two well-proportioned bedrooms both capable of accommodating up to king-size beds, with the master also benefiting from a floor-to-ceiling built-in wardrobe.

A spacious lounge room forms the heart of the home and is kept comfortable year-round with a split system air conditioner and a cosy combustion wood fire, while floating timber floors add warmth and style.

The well-appointed kitchen adjoins the dining area and provides scope for future updates, complementing the updated bathroom which also offers further upgrade potential.

Practical improvements include external cladding for low-maintenance living, replaced windows, floating timber flooring, tiled flooring through the kitchen, dining and vestibule. With an approximate footprint of 87sqm, the layout feels both efficient and surprisingly spacious. The guttering has also been updated.

Undercover parking is provided via a crushed stone side driveway and the established yard offers plenty of room to relax, garden or further enhance as desired.

Ideally positioned just 20 minutes to Wellington, 40 minutes to Orange and only 10 minutes to Burrendong Dam and its recreation park, this is an appealing option for first home buyers, downsizers or investors seeking affordability.

For further information please contact Gary Francis.

* Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation. Where land & building size is mentioned, while every precaution has been taken to establish

Listed By

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