



## Mudgee

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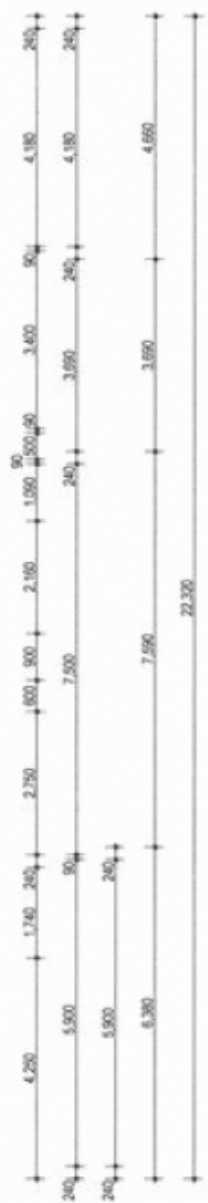
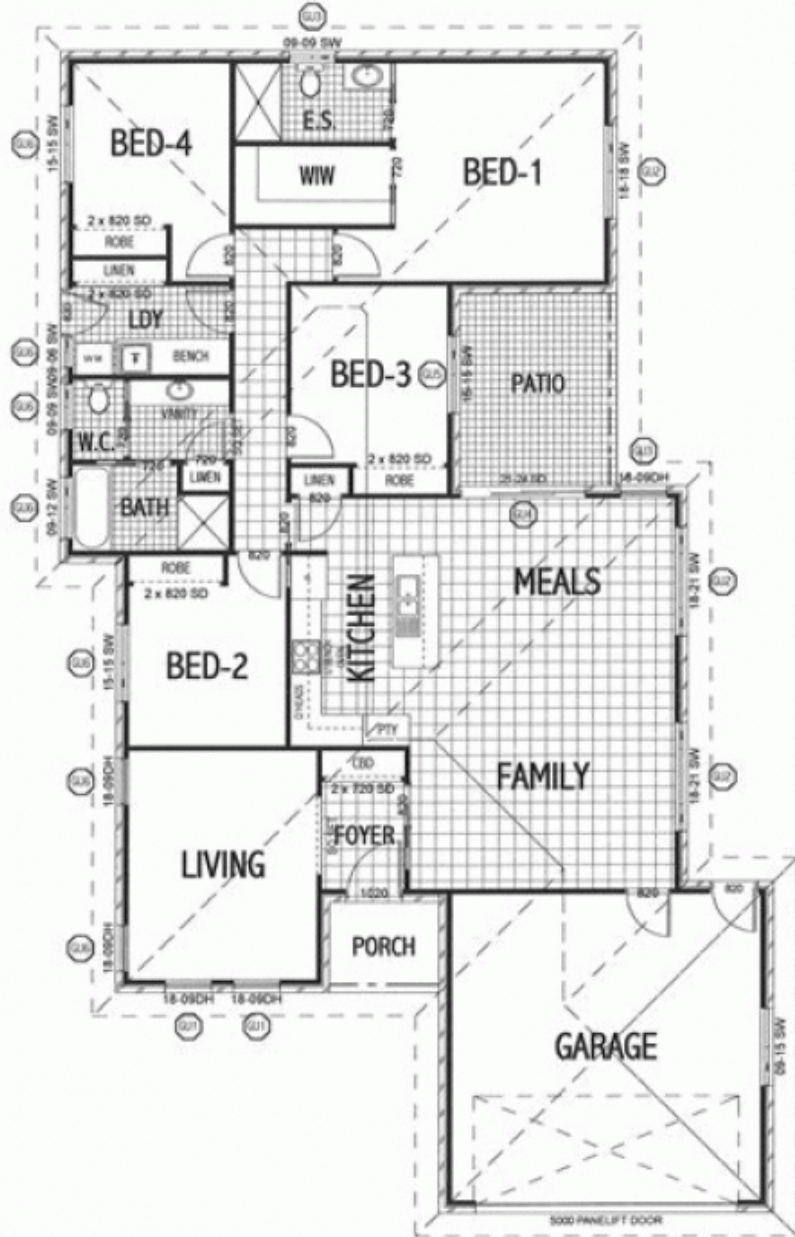
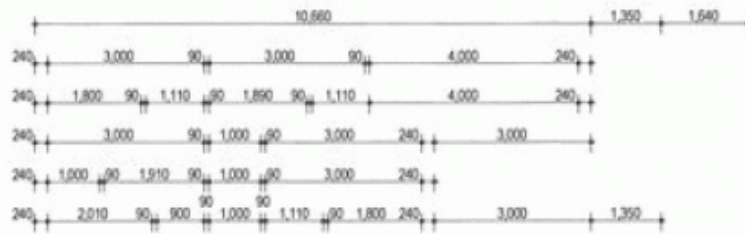
- . Beautiful modern four bed design of 227sqm
- . Ensuite and built ins on the main bedroom
- . Tiled meals / family and kitchen
- . Separate living room and patio area
- . Ducted reverse cycle air conditioning

**Land Size** : 666 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5657066>

MAKE A MOVE QUICKLY



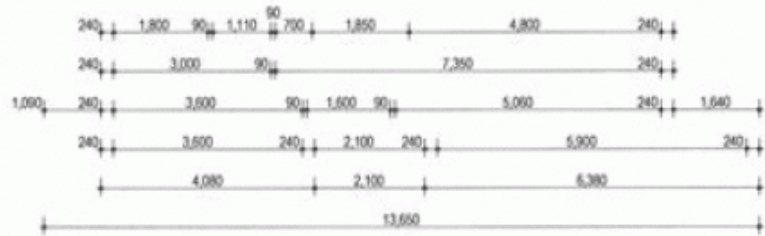
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⊙11 DEMOTES GLAZING UNITS AS REFERENCED IN ACCOMPANYING BASIX CERTIFICATE & GENERAL NOTES.

**BASIX AREA SCHEDULES:**  
 CONDITIONED FLOOR AREA: 139.8m<sup>2</sup>  
 UNCONDITIONED FLOOR AREA: 11.7m<sup>2</sup>  
 ROOF AREA: 272.0m<sup>2</sup>

**FLOOR PLAN**  
 SCALE 1:100



| FLOOR AREAS  | IG M          | IMP SQ       |
|--------------|---------------|--------------|
| LIVING       | 173.08        | 18.63        |
| GARAGE       | 39.57         | 4.26         |
| VERANDAHS    | 14.72         | 1.58         |
| <b>TOTAL</b> | <b>227.37</b> | <b>24.47</b> |