





Mudgee

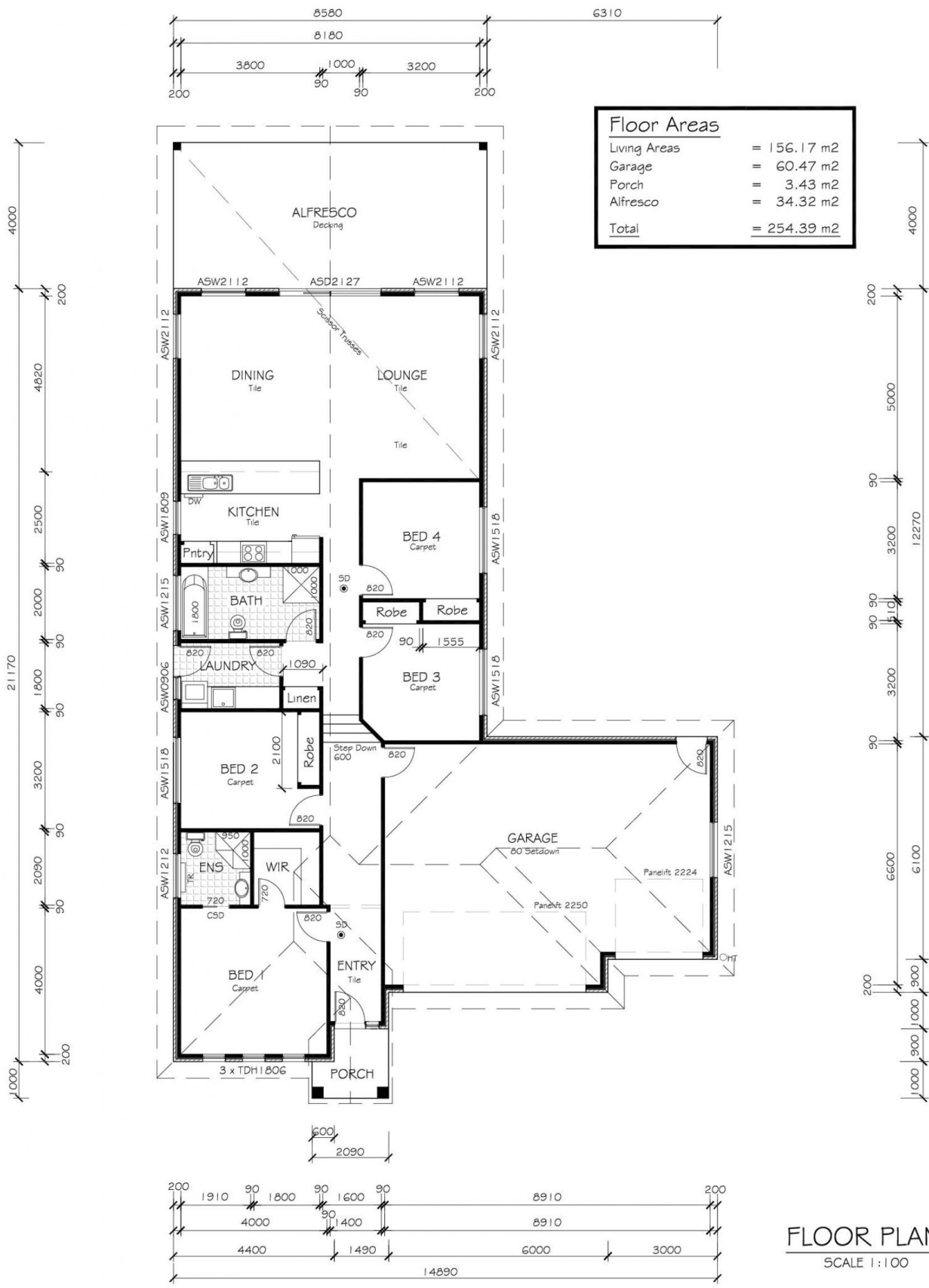
4  2  3 

- A stunning house & land package
- Located in a quiet cul-de-sac
- Built by local respected builder
- Fantastic street appeal with stack stone finish & cedar to the front facade
- 4 large bedrooms, master with walk in wardrobe & en-suite
- Split level design with tiles to the main areas & carpet to the bedrooms
- Open plan kitchen with Cesar stone bench tops
- Triple garage with internal entry
- Ducted reverse cycle air conditioning
- Dining & lounge area flowing to a huge under roof alfresco area
- Elevated position
- Just shy of completion

Price : \$ 469,000

Land Size : 773 sqm

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658145>



Giselle Denley

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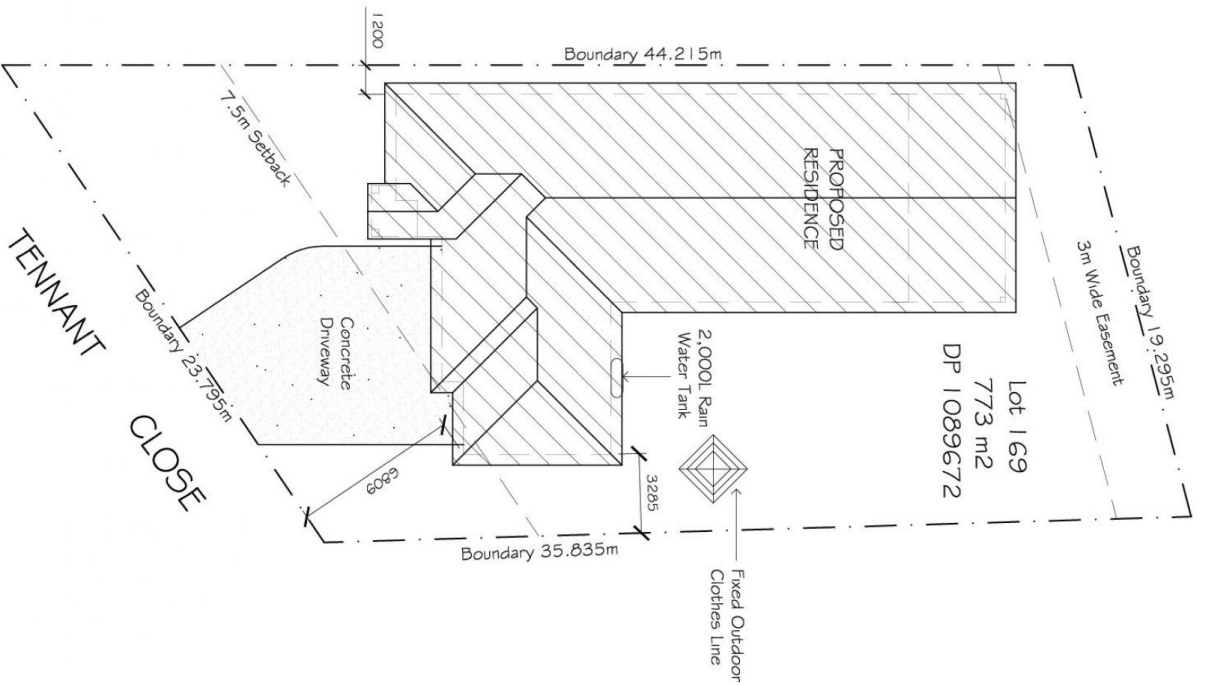
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REV	DATE	BY	DESCRIPTION
A	AUG 2012	G.D.	ISSUED FOR APPROVAL

MUDGEES HOMES

PROPOSED NEW RESIDENCE
LOT 169 TENNANT CLOSE MUDGEES

SCALE: 1:100	FILE: 3299-A01	DWG No.	REV.
DRAWN: G.D.	DATE: AUG 2012	3299-A02	A
CKD: L.J.	DATE: AUG 2012		



SITE PLAN
SCALE 1:200



BASIC Notes

Water

2,000L Rain Water Tank Connected to:
- All indoor cold water taps

Rain Water Tank to collect water from at least 254 m2 of roof area of the development

Fixtures:
Shower Heads - Minimum 3 star Rating
Toilet - Minimum 5 star Rating
Kitchen Taps - Minimum 5 star Rating
Bathroom Taps - Minimum 5 star Rating

Thermal Comfort

See section drawing for Thermal Comfort Commitments

Energy

HW

- Gas Instantaneous
(Rating 5 stars)

Cooling System - Living Area - Air Conditioning
(3 Phase - Rating EER >4.0)
- Bedrooms - Air Conditioning
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- Bedrooms - Air Conditioning
(3 Phase - Rating EER >4.0)

The cooling and heating system must provide for daylight zoning between living and bedroom areas

Exhaust Systems:
1 Bathroom - Individual Fan - not ducted
(Manual Switch On/Off)
Kitchen - Individual Fan - ducted to facade or roof
(Manual Switch On/Off)
Laundry - Natural ventilation only

Artificial Lighting:

The primary type of artificial lighting must be either fluorescent or LED lighting in each of the following rooms -
- The Kitchen

Other:

[G0] - Gas Cooktop & Electric Oven

A fixed outdoor clothes drying line must be installed as part of the development

Each refrigerator space in the development must be constructed so that it is well ventilated

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CLIENT: MUDGEE HOMES

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