




### 1 Doug Gudgeon Drive Mudgee NSW

3  2  2 

Due for completion in just weeks this home is a fantastic opportunity for 1st home buyers to enter into the market in a popular South Mudgee area. With full exemption from stamp duty and a \$15,000 rebate, the savings are unbeatable.

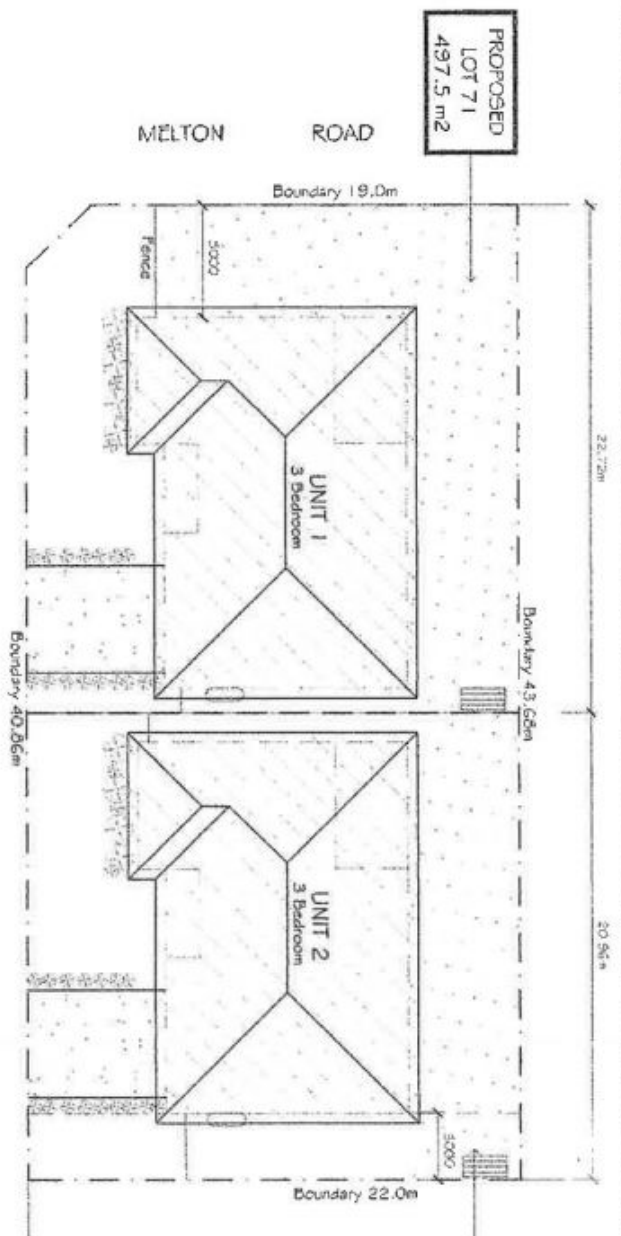
**Price** : \$ 395,000  
**Land Size** : 497.5 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658488>

Also great for investors and downsizers the following features are included:

- 3 large bedrooms all with built in wardrobes and ensuite to main
- Double lock up garage with internal entry
- Huge living room flowing to a covered outdoor entertaining area
- Under floor heating and reverse cycle air conditioning
- Quality kitchen with all the modern appliances
- Low maintenance grounds of approx. 497sqm

Fully finished with no extra costs you'll be impressed with this quality home by a quality local builder.

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DOUG GUDGEON DRIVE

SITE # LANDSCAPING PLAN  
SCALE 1:200



Lot 7  
958.6 m<sup>2</sup>

**Ciselle Denley**  
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REV	DATE	BY	DESCRIPTION
A	10/04/2013	SD	SET OUT FOR APPROVAL

JASON BOXSELL  
PROPOSED DUAL OCCUPANCY  
LOT 7 MELTON ROAD MUDGEE

SCALE: 1:200  
DRAWN: S.D.  
DATE: 10/04/2013

TYPE: R112-4(B)  
DATE: APRIL 2013  
LAW: No  
3292-A05

REV: A