



## 8 Birch Grove Mudgee NSW

4  2  2 

Designed with today's modern family in mind, this residence has been sympathetically furnished and styled to provide the utmost comfort and functionality for all to enjoy.

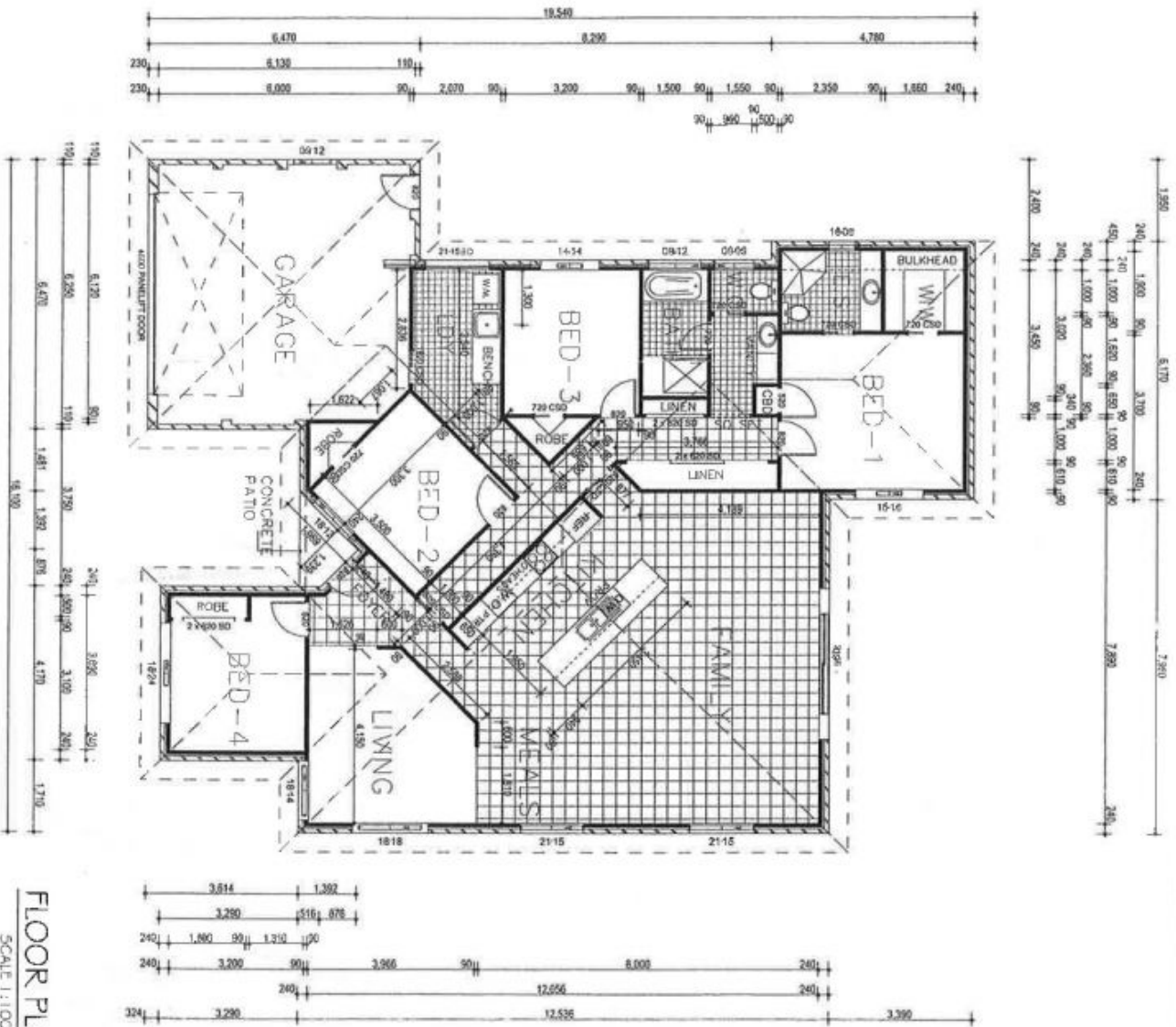
- Spacious, light filled kitchen, living, meals area
- 4 bedrooms, master with walk in robe and ensuite
- Additional living area or parents retreat
- Ceaser stone bench tops, quality electric appliances
- North facing alfresco area with timber decking
- Ducted reverse cycle air conditioning
- Secure, low maintenance yard, vehicular access
- Favoured south Mudgee Estate cul de sac position

" Motivated vendors will consider genuine, reasonable offers "

**Price** : \$ 465,000  
**Land Size** : 803 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658586>



**Andrew Palmer**  
02 6372 2222



**FLOOR PLAN**

SCALE 1:100

Floor Areas	
Living Area	= 195.42 m <sup>2</sup>
Garage	= 40.02 m <sup>2</sup>
Porch	= 1.83 m <sup>2</sup>
<b>Total</b>	<b>= 237.27 m<sup>2</sup></b>

CLIENT	DAN BAGGETT CONSTRUCTIONS
TITLE	PROPOSED NEW RESIDENCE LOT 36 BIRCH GROVE MUDGE
SCALE	1:50
DATE	DEC 15
BY	3158-A02
REV	A

**Ciselle Denley**  
DRAWING SERVICES PTY LTD  
7/12/0377 0816 E02 4277 4857  
M 0417 608 326 4486 47 188 821 787  
E ciselle.denley@drawings.com.au  
53 HIG ST/7, O'HVER MUDGEVIEW NSW 2850  
Member of  
Building Designers Association of New South Wales

NO	DATE	BY	DESCRIPTION
1			ISSUED FOR APPROVAL