

## 9 Maher Place Mudgee NSW

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Situated in the prestigious South Mudgee area, this huge executive residence comprises of space, privacy and luxury.

With two separate living areas not including the private cinema room, this residence is light filled, spacious and flows perfectly through to outside entertaining areas and landscaped gardens.

- King size master suite with walk in robe and ensuite with double shower
- Additional three king size bedrooms all with built ins
- Huge open plan kitchen with island bench and walk in pantry
- Cinema/theatre room with built in surround sound
- Second living area with walk in storage and built in study cove
- Undercover alfresco entertaining and barbeque area
- 9m x 4m approximately salt water in-ground pool
- Main bathroom with separate double vanity, spa bath and underfloor heating
- Well established low maintenance landscaped gardens with 8000 gallon underground rainwater tank

**Price** : \$ 662,000  
**Land Size** : 1088 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658675>



**David Goldring**  
**02 6372 2222**

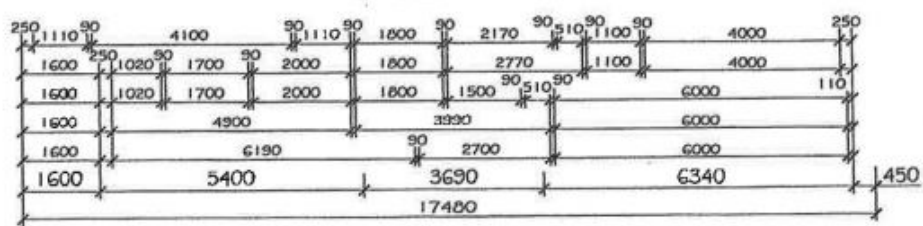
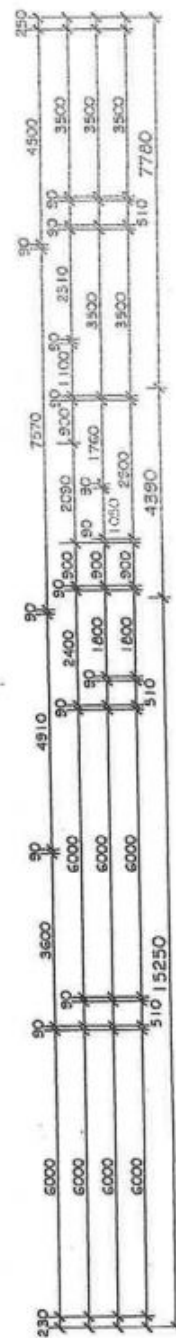
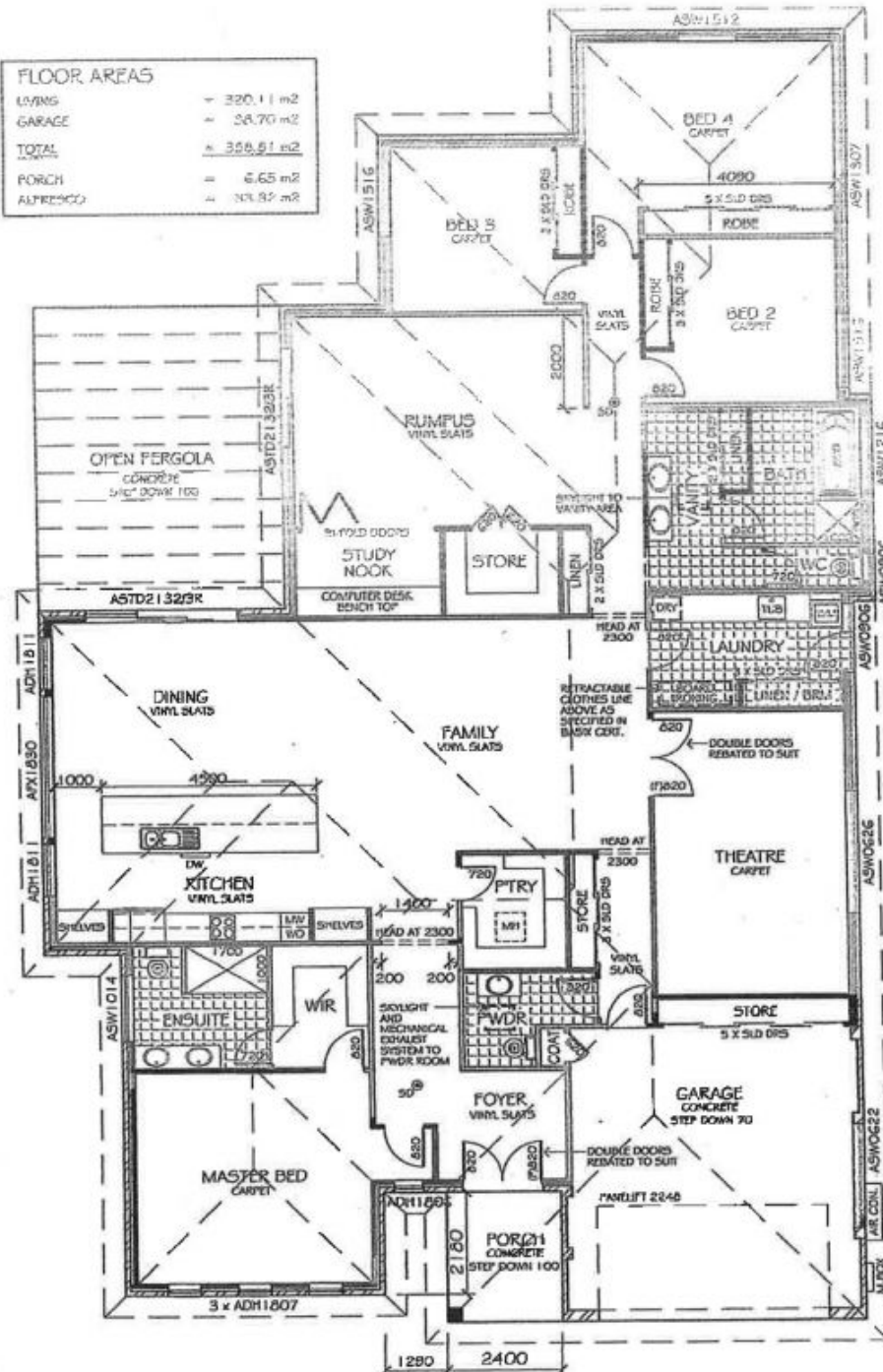
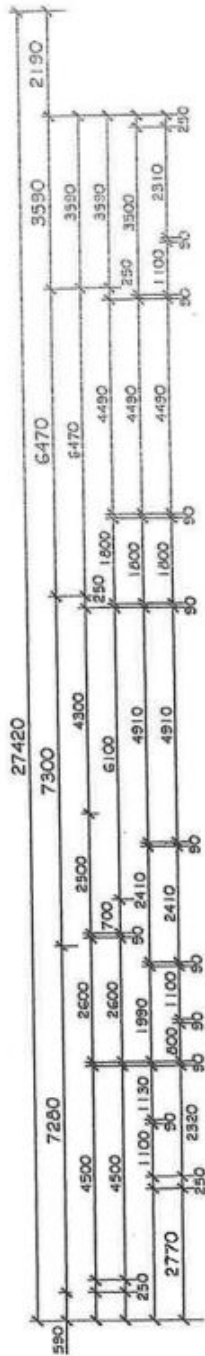
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Drawn by: JLY/MT  
 Checked by: JL  
 Date: 08 OCT 09  
 Issue: 01  
 Title: 0213-A02

Scale: 1:100  
 Description: PROPOSED NEW DWELLING

5150	2090	3400	510	5200
5150		6090	90	1110
5150		7290	90	1500
5150	3015	2385	510	1110
	250	90	90	2360
	12440	90	90	1600
				2110
				250
				150

LIVING	= 320.11 m <sup>2</sup>
GARAGE	= 34.70 m <sup>2</sup>
<b>TOTAL</b>	<b>= 358.91 m<sup>2</sup></b>
PORCH	= 6.65 m <sup>2</sup>
ALFRESCO	= 34.87 m <sup>2</sup>



FILE:	0213-A01	SCALE:	1:100
DRAWN:	JLY/MT	DATE:	08 OCT 09
CHECKED:	JL	DATE:	08 OCT 09
DWG No: 0213-A02		REV: A	
PROPOSED NEW DWELLING			