



6b Spring Road Mudgee NSW

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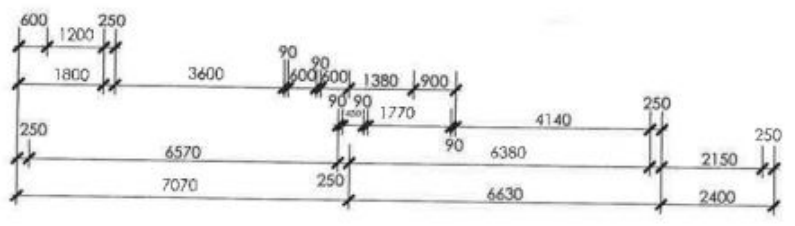
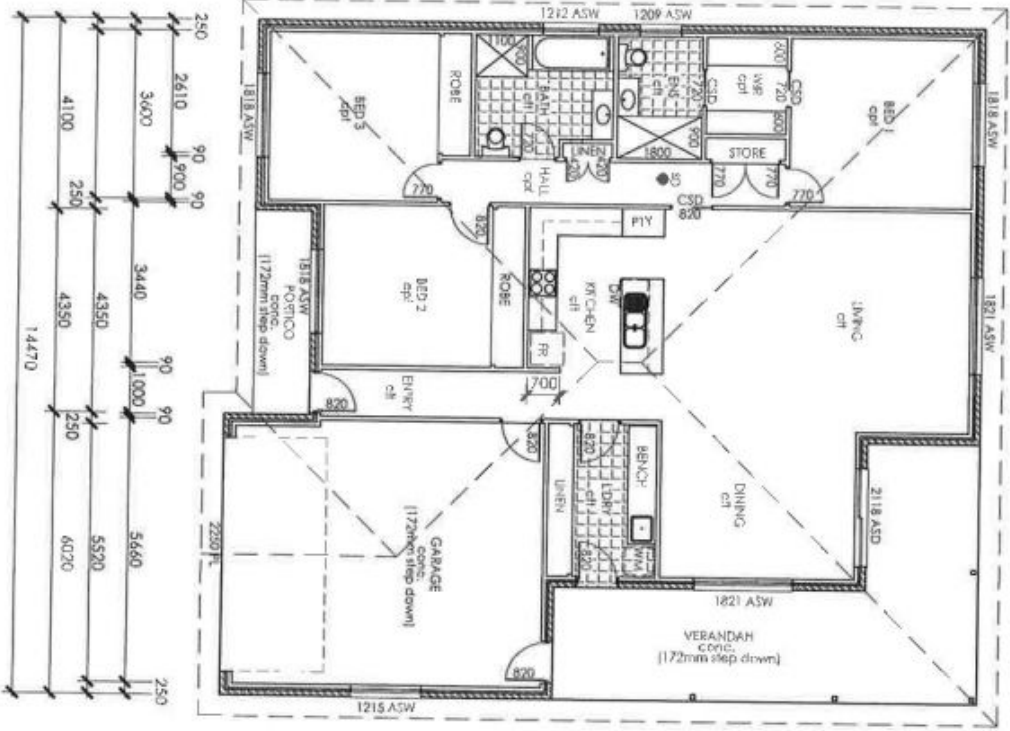
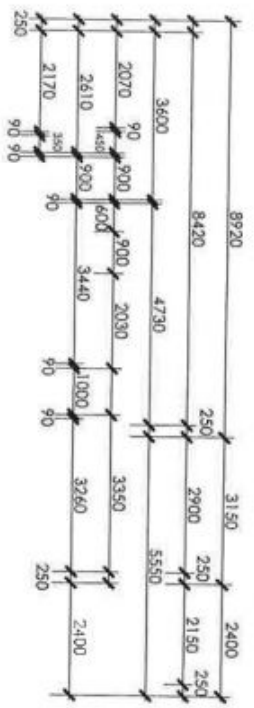
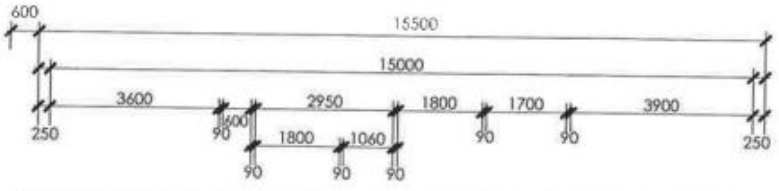
This brand new brick veneer residence boasts spacious living, good size bedrooms, level easy care yard and is ideal as a home or investment.

- Three large bedrooms, master with walk in robe and ensuite bathroom
- Enormous open plan living and dining area with northerly aspect
- Large well appointed kitchen with dishwasher, island bench and good storage
- Huge laundry with excellent cupboard and bench space
- Reverse cycle air conditioning
- Covered entertaining area overlooking the low maintenance rear yard
- Double lock up garage with internal entry

Price : \$ 410,000
Land Size : 601.71 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658728>

For an inspection contact Damian Kearns on 0418 205 551

AREA ANALYSIS	50 M
SITE AREA	601.00
NEW BUILDING AREA	1105.39
VERANDAH	29.28
PORCH	5.23
TOTAL	2277.90



1 FLOOR PLAN
SCALE 1:100

- Notes**
1. Builder to confirm all dimensions before commencing any work.
 2. If discrepancies occur on plan, designer's to be contacted.
 3. All dimensions are in millimetres unless otherwise stated.
 4. Use figured dimensions only. Do not scale from plans.
 5. Site information is based on information supplied by the owner and must be verified by the supplier on occupation of the plan.

Legend

cht	- Ceramic floor tiles
car	- Carpet
2D	- Approved smoke detector, 1' and wired to electrical supply
ASD	- Aluminium framed sliding door
ASW	- Aluminium framed sliding window
151	- Window code: first two no's refer to height, second two no's refer to width, eg: 1521 44 400 (H) x 2170 (W) 44 aluminium window steel
FL	- Floor
FR	- Porch
FR	- Falciferator space
W/M	- Working mastrate space
DW	- Downstair steps
BD	- Roll-up door

SUNRAI designs

8	FOR APPROVAL	21.10.13
A	PRELIMINARY	09.09.13
Issue	Description	Date

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Chief
Geoff Howes

Project	68, Spring Road Mudgee NSW 2850
T/B	FLOOR PLAN
Scale	1:100
Date	September 2013
Drawn	RGJ/RR
Checked	B
Drawing No.	321HAW-02