



#### 14 Short Street Mudgee NSW

4  2  2 

Situated right on the doorstep of the Mudgee CBD this unique home is currently under construction and due for completion in December 2015.

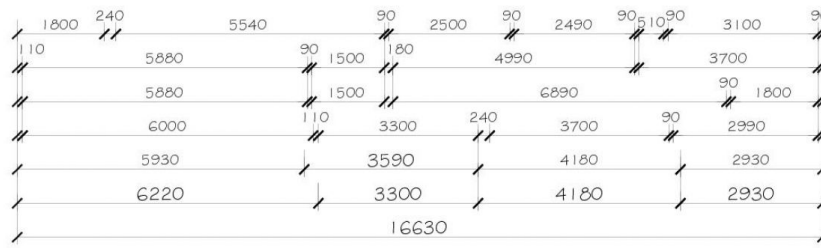
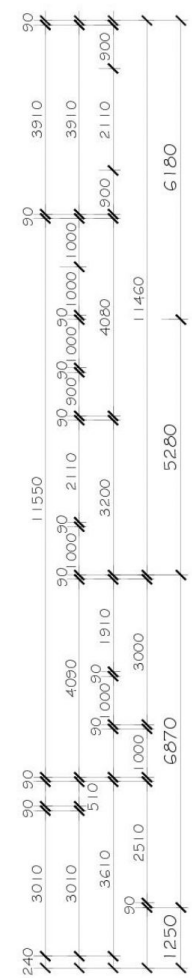
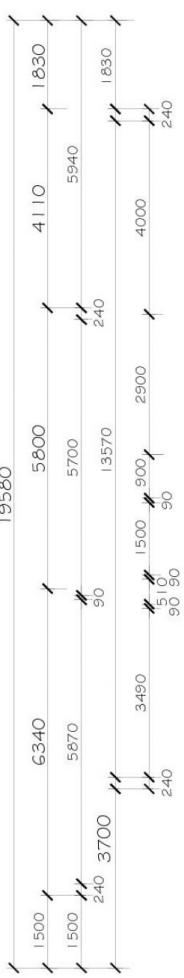
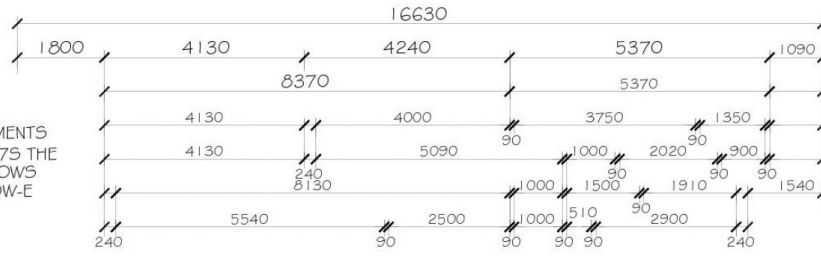
Designed to provide the benefits of low maintenance living, and capitalise on the convenient location all you will need to do is unpack your belongings and enjoy your new lifestyle.

- Open plan family room and meals area opening to an alfresco
- High ceilings; Loads of natural light
- Additional private living room/retreat
- Custom kitchen with walk in pantry, island bench, dishwasher
- Four bedrooms, main with walk through robe and ensuite bathroom
- Fully ducted Daikin reverse cycle air conditioning
- Sliding doors open onto a covered outdoor entertaining area
- Double lock up garage, remote door and internal access
- 602sqm approx. easy care block
- To be fully fenced and landscaped on completion

**Price** : \$ 625,000  
**Land Size** : 602 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658827>


**NOTE**

ACCORDING TO BASIX REQUIREMENTS WITHIN CERTIFICATE NO. 6078175 THE GLAZING TO THESE NOTED WINDOWS MUST BE - SINGLE PYROLYTIC LOW-E (U-VALUE 5.7, SHGC 0.47)



**FLOOR PLAN**

PLANS DOCUMENTED FOR EXCLUSIVE USE BY LYNCH BUILDING GROUP ONLY & SUBJECT TO COPYRIGHT LAWS

<b>FLOOR AREAS</b> LIVING = 194.60 M2 GARAGE = 37.62 M2 = 232.22 M2  PATIO = 12.65 M2 ALFRESCO = 32.29 M2	 Jessica Lynch Phone: 02 6372 6054 Fax: 02 6372 6024 Email: admin@lynchbuildinggroup.com.au	JOHN & TRACY HOWLE PROPOSED NEW RESIDENCE	C 1/02/2015 J.L. REMOVAL OF WINDOW TO LIVING B 03/02/2015 J.L. ISSUED FOR APPROVAL A 13/01/2015 J.L. ISSUED FOR QUOTATION PURPOSES ONLY
		14 SHORT STREET MUDGEE NSW 2850	FILE: 0309-A01 SCALE: 1:100 DRAWN: J.LYNCH DATE: 13/01/2015 CHECKED: A.L. DATE: 13/01/2015