



36 Saleyards Lane Mudgee NSW

4 2 2

BRAND NEW four-bedroom family home with modern interiors and a functional floorplan for the growing family. Set on a spacious 602sqm block and room for the whole family, this is the property for you!

- Investors take note! The vendors will rent back for 12 months for \$700 per week
- Four spacious and light-filled bedrooms with built in wardrobes
- Main bedroom with ensuite and walk-in robe
- Modern galley-style kitchen with gas cooktop and walk in pantry
- Open plan kitchen overlooking the dining and living, ideal for entertaining
- 2nd living room/media room, ensuring everyone has their own space
- Stay comfortable year round with ducted air-conditioning throughout
- Double garage with plenty of room to store your belongings
- Side access with plenty of space for your dream shed

Secure this fantastic family home today and contact Sara

Price : \$ 705,000
Land Size : 602 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/7416628>



Sara Perry
02 6372 2222

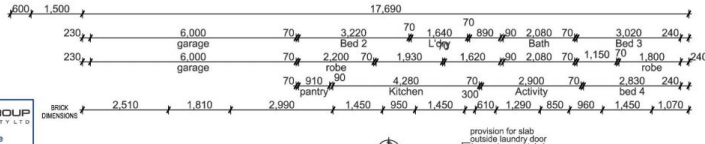


Patrick Power
02 6372 2222



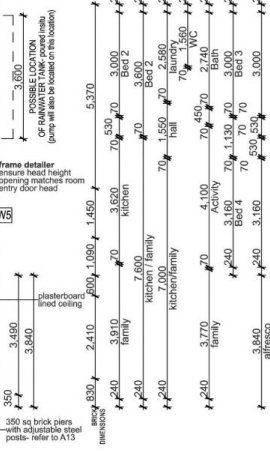
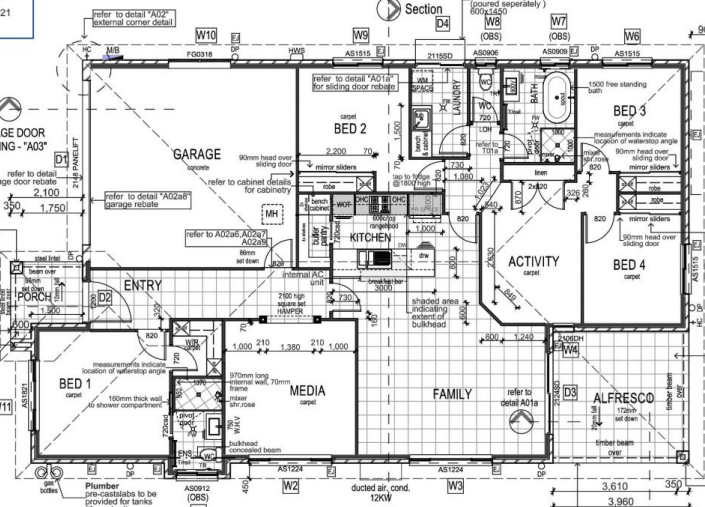
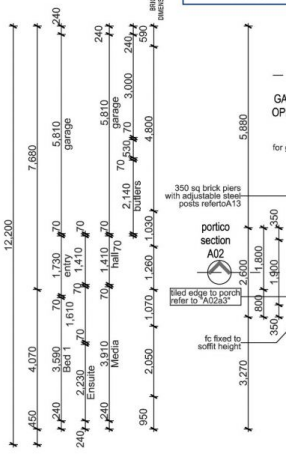
Elevation view marker

PRO CERT GROUP
PTY LTD
Construction Certificate
CC Ref: 872.1/2021
13 / 12 / 2021

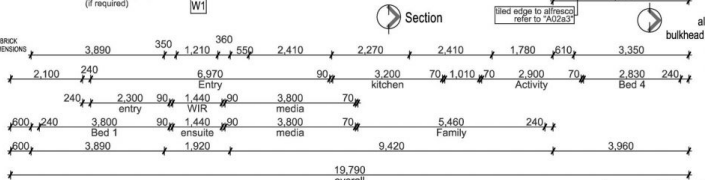


PLAN SCHEDULE

- T/rail Towel rail
- TR Toilet
- MH man hole
- OHC over head cupboards
- WOT wall oven lower
- WHV wall hung vanity
- MB expansion joint
- meter box
- drawer unit
- hose cock
- downpipe
- spout
- mixer
- shower rose



- Note: refer to slab layout sheet for slab setout
- Note: refer to internal elevations to confirm tile layout and accessories location
- Note: refer to sheet 12 for wet area step down details
- Note: Please notify the drafting department at Hibbards head office for any discrepancies in details and dimensions



Areas	Area
Living	161.93 m ²
Garage	37.68 m ²
Alfresco	15.21 m ²
Porch	4.27 m ²
Total:	219.09 m²
Perimeter:	62.76 Lin



Hibbard Homes
FIRST NEXT INVEST

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Figured dimensions to be used in reference to scaling - all dimensions to be checked on site. Copying of this plan is strictly prohibited without written permission of Hibbard Homes. All boundaries and contours subject to survey.

JOB ADDRESS
LOT 12 SALEYARDS LANE
MUDGEE NSW 2850

NOVA 219 B19 LHG PROPOSAL: NEW DWELLING DP: 1267151

drawing title		FLOOR PLAN	
date	description	JOB No.	10732
11/03/21	FOR APPROVAL	SCALE	1:100
27/09/21	REVISION FF: RAISED ABOVE FLOOD LEVEL	DRAWN	RG
09/09/21	REVISION FF: REDUCED TO MEET FLOOR LEVEL	DATE	20/09/2021
		WIND	NZ
		SITE	5
		revision	1
		PAGE	1