



### 13 Kellett Drive Mudgee NSW

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This stunning executive residence is located in one of Mudgee's most sought after new streets. Constructed by one of Mudgee's leading builders, the versatile floor plan ensures enough space for everyone in the family.

- 3 spacious living areas, 4 bedrooms and 2 bathrooms
- living spaces include lounge/dining, kitchen/family and separate rumpus room
- high quality kitchen with stainless steel appliances and stone bench tops
- north facing covered alfresco entertaining area
- master suite with walk-in wardrobe and en-suite
- 3 additional queen rooms with large built-in wardrobes
- large level 920m2 allotment surrounded by quality homes
- fully fenced and turfed with established trees and gardens
- constructed by award winning builder Lynch Constructions
- currently leased with excellent returns
- perfect investment with significant depreciation advantages
- exceptional family home

Currently tenanted with excellent returns and significant

**Price** : \$ 455,000  
**Land Size** : 924 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658308>

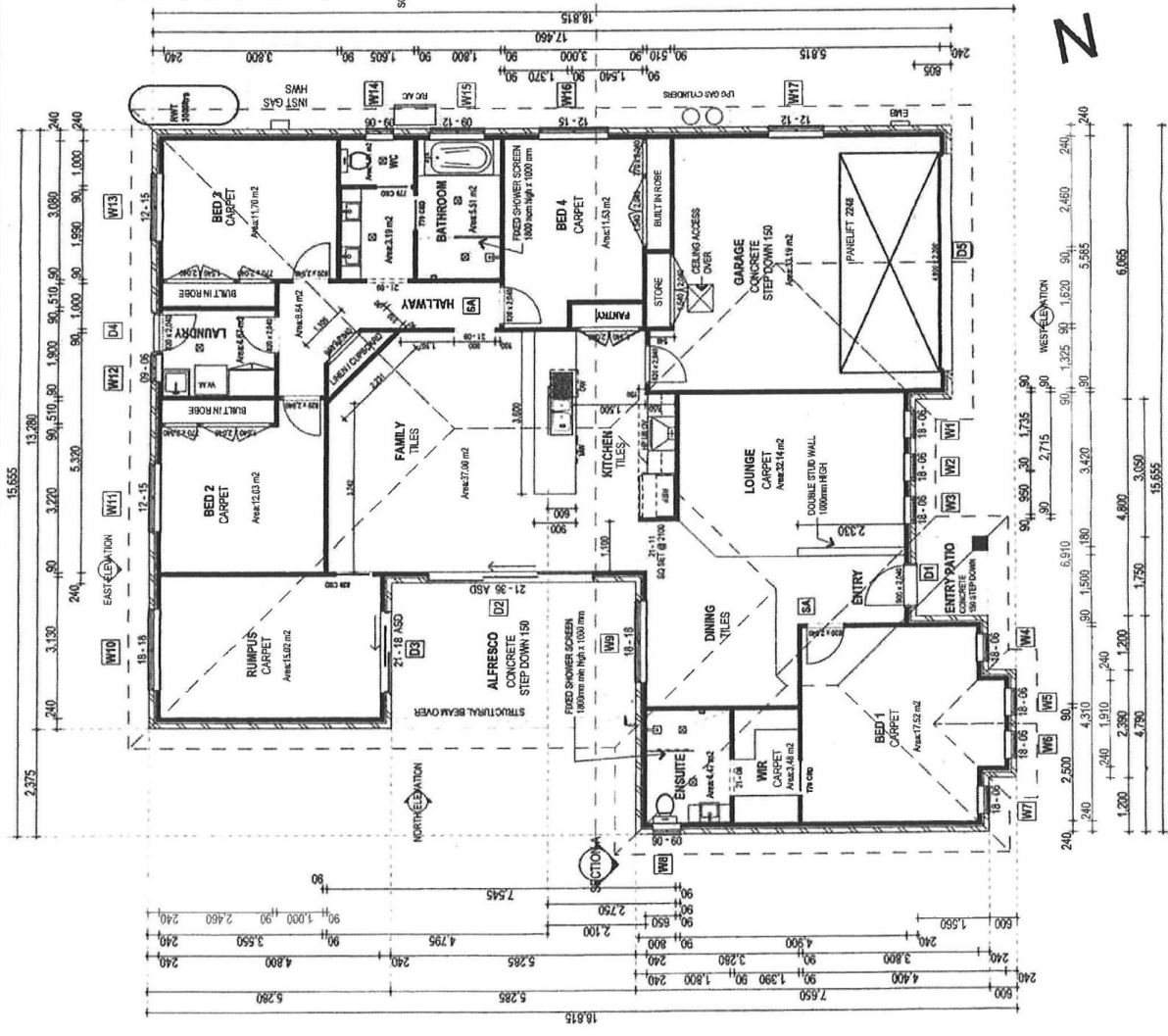


**Andrew Palmer**  
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**Alyse Pilley**  
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**AREA OF DEVELOPMENT**  
**RESIDENCE (LIVING)**  
 Area: 195.23 m<sup>2</sup>  
**GARAGE**  
 Area: 35.18 m<sup>2</sup>  
**TOTAL AREA = 232.41 sq. m**  
**ENTRY PATIO**  
 Area: 2.72 m<sup>2</sup>  
**ALFRESCO**  
 Area: 17.02 m<sup>2</sup>



**SKETCH PLAN 1 - FLOOR PLAN 1:100**

DRAWING TO SCALE ON A3 SIZE SHEET ONLY

**GENERAL DISCONTINUANCES**  
 All construction drawings to be read in conjunction with the Building Code of Australia and the Building Regulations 2006. All dimensions are to be taken from the face of the wall unless otherwise stated. All dimensions are to be taken from the face of the wall unless otherwise stated. All dimensions are to be taken from the face of the wall unless otherwise stated.

**CLIENT:** LYNCH HAYES BUILDING GROUP  
 R & M CLERICI

**PROJECT:** PROPOSED RESIDENCE

**SITE ADDRESS:** LOT 7 KELLETT DRIVE  
 MUDGEE NSW 2850

**SHEET DESCRIPTION:** FLOOR PLAN

**DATE:** 11/06/2010

**SCALE:** 1:100 (A3)

**DRAWING No:** 2 OF 4

**PROJECT No:** 113.12

**Preferred Design & Drafting**  
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**BDA**  
 BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.  
 REGISTERED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC. (No. 877)

**DATE:** 11/06/2010

**SCALE:** 1:100 (A3)

**DRAWING No:** 2 OF 4

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