






17 Gladstone Street Mudgee NSW

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Here is a rare opportunity to secure a superb, near new home in an outstanding location just two blocks east of the CBD.

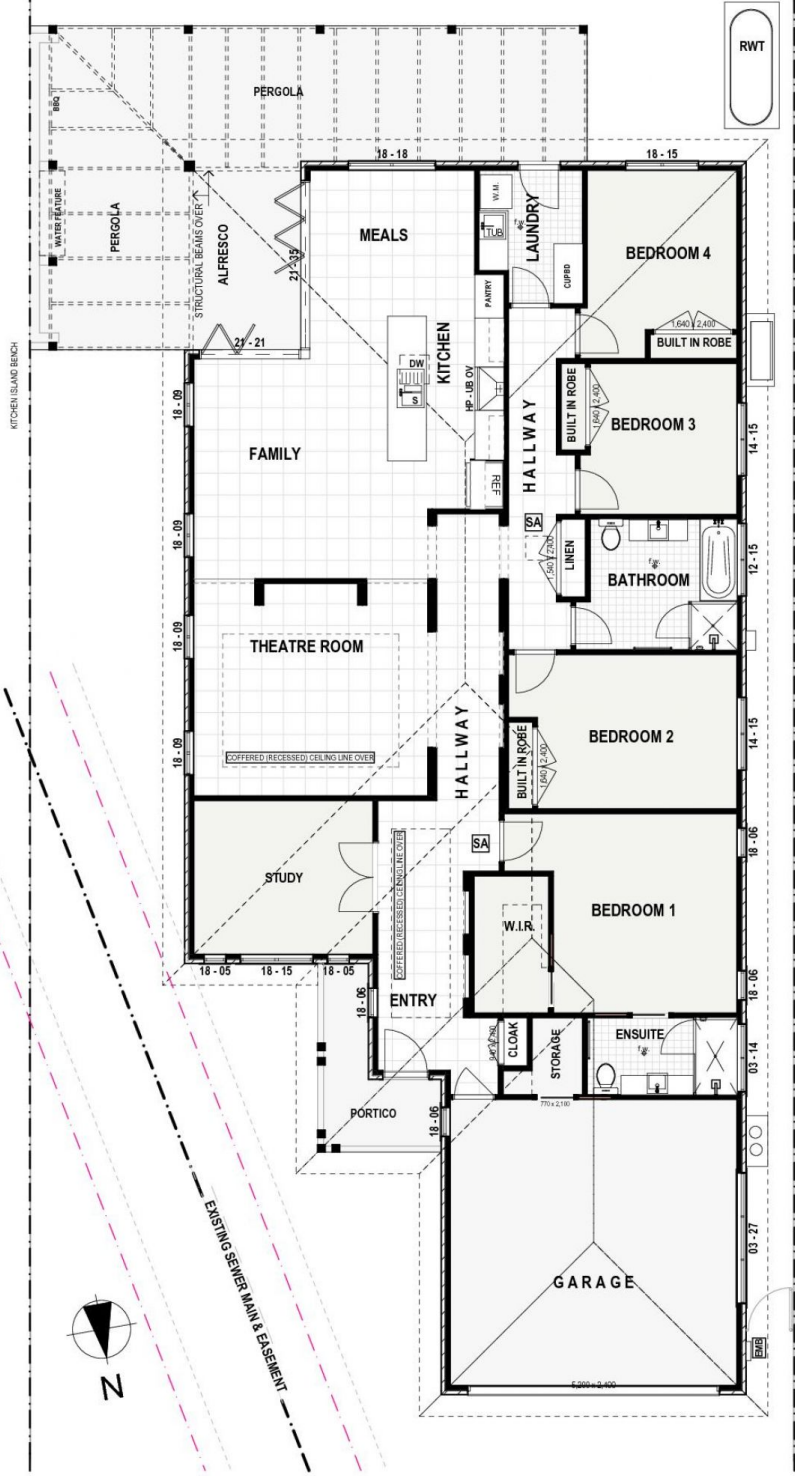
With smart design features, unique contemporary styling and an inviting outdoor living space this is an impressive residence.

- Light filled family room and meals area
- Separate lounge room with double sided feature gas fire place
- Stunning stone kitchen with a stand out island bench and ample storage space
- Four good size bedrooms with a WIR to the main and built ins to guest bedrooms
- Gorgeous main and ensuite bathrooms with floor to ceiling tiles and feature lighting
- Ducted reverse cycle air conditioning throughout
- Resort style alfresco and entertaining area with striking architectural screening and relaxing water feature
- Landscaped gardens, private, low maintenance yard and attractive use of natural materials such as timber and stone
- Great internal features with good storage, high ceilings

Price : \$ 585,000
Land Size : 630 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5658623>




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AREA OF DEVELOPMENT	
RESIDENCE & GARAGE	A: 242.79 m ²
PORTICO	A: 6.35 m ²
PERGOLA / ALFRESCO	A: 51.40 m ²
ROOF AREA - 292.70 sq m	

1 FLOOR PLAN 1:100

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

BUILDING CLASSIFICATION: CLASS 1a <small>This drawing is subject to copyright and must not be reproduced or used without the written permission or consent of the author - Preferred Design & Drafting</small>		D.P. NUMBER: DP No 157963 SITE AREA: 634.3 sq m DATE: ### DRAWN: MP SCALE: 1:100, 1:200	 BUILDING DESIGNERS ASSOCIATION NSW <small>Chartered member BDA NSW</small>	CLIENT: JAYCEES ADVANCE CONCRETORS P/L J & L CROWE PROJECT: PROPOSED RESIDENCE SITE ADDRESS: 17 GLADSTONE STREET MUDGEE NSW 2850 SHEET DESCRIPTION: FLOOR PLAN	Preferred Design & Drafting 30 Lewis Street Mudgee NSW 2850 ph: 0263724397 fax: 0263726855 Mob: 0429600160 email: marian@preferred-design.com.au <small>ACCREDITED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NSW - ACCRED. No: 6977</small>
DRAWING No: 1 PROJECT No: 141.10 ISSUE A	ISSUE DATE DESCRIPTION	ISSUE DATE DESCRIPTION	ISSUE DATE DESCRIPTION	ISSUE DATE DESCRIPTION	ISSUE DATE DESCRIPTION