






## Mudgee

3  2  1 

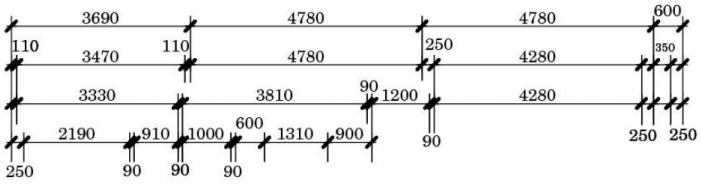
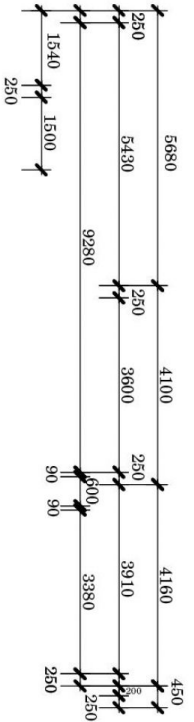
This beautiful three bedroom home was built by local, well-respected builder.

- Three large bedrooms with built in wardrobes
- Master with en suite
- Open plan living with sunny northern aspect
- Modern kitchen and bathroom
- Fitted with stainless steel dishwasher, oven, gas cook top and range hood
- Outdoor entertaining area with BBQ
- Low maintenance rear yard and single lock up garage.

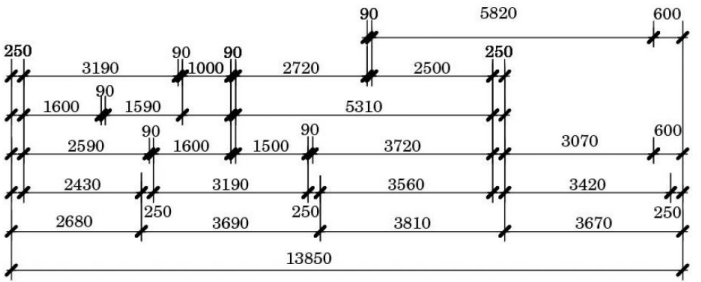
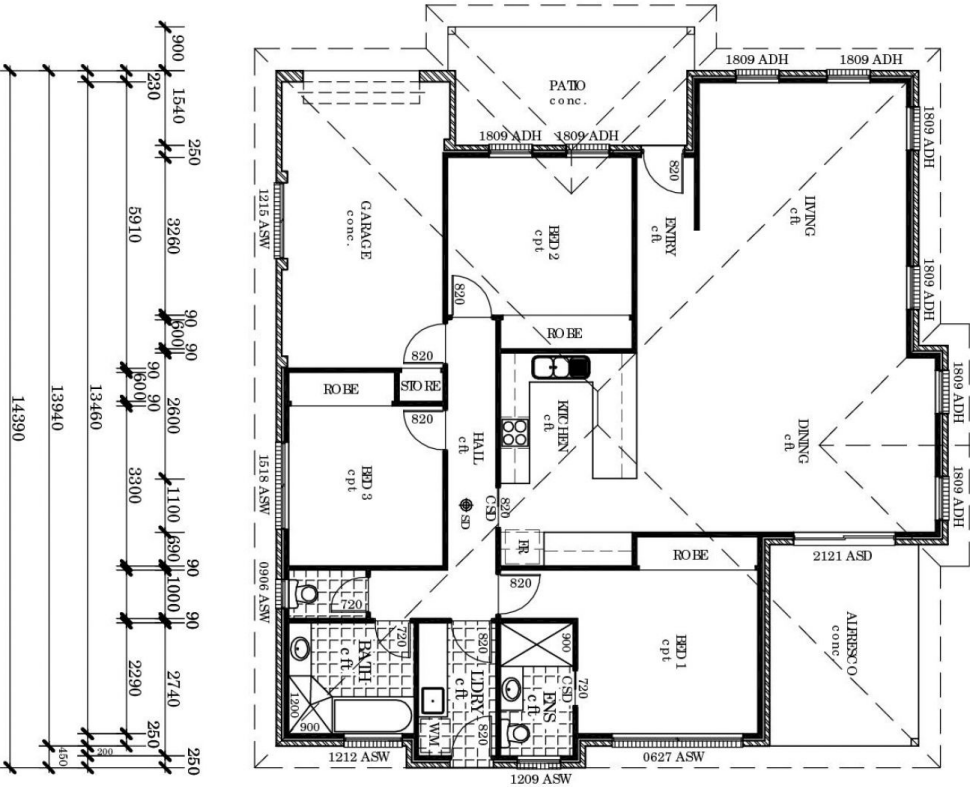
**Land Size** : 439 sqm

**View** : <https://www.thepropertyshop.com.au/lease/nsw/dubbo-orana/mudgee/residential/house/5658798>

AREA ANALYSIS	SQM
TWO POSSED SIDE AREA	438.90
NEW BUILDING AREA	168.69
PATIO	11.93
ALBERSCO	12.77
TOTAL	183.39



**1 FLOOR PLAN - DWELLING 1**  
SCALE 1:100



- Notes**
1. Builder to confirm all dimensions before commencing any works.
  2. If there are any discrepancies on plans, the designer is to be contacted.
  3. All dimensions are in millimeters 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 acceptance of this plan.

**Legend:**

- cfl - Ceramic floor tiles
- cpt - Carpet
- SD - Approved Smoke detector hard wired to electrical supply
- ASD - Aluminum framed sliding door
- ADH - Aluminum framed double hung window
- ASW - Aluminum framed sliding window
- 1321 - Window code - First two no.'s refer to height, second two no.'s refer to width, eg. 1321 = 1500 high x 2170 wide. All standard window sizes.
- PL - Pass Mt Door
- TRY - Baytop
- RR - De-icer for space
- RM - Washing machine space
- DW - Dishes/washers space

Issue	Description	Date
B	COUNCIL APPROVAL	12.04.12
A	PRELIMINARY	02.04.12

**SUNRAI designs**

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**Client**  
HDE INVESTMENTS PTY LTD

**Project**  
Charlenny Bayly Drive  
& Meinh Avenue  
Mudgee NSW 2850

Title: HDE PLAN - DWELLING 1	
Scale at A3: 1:100	
Date: April 2012	Drawn: RG/RR
Drawing No: 297STO-02	Issue: B