

13 Kellett Drive Mudgee NSW

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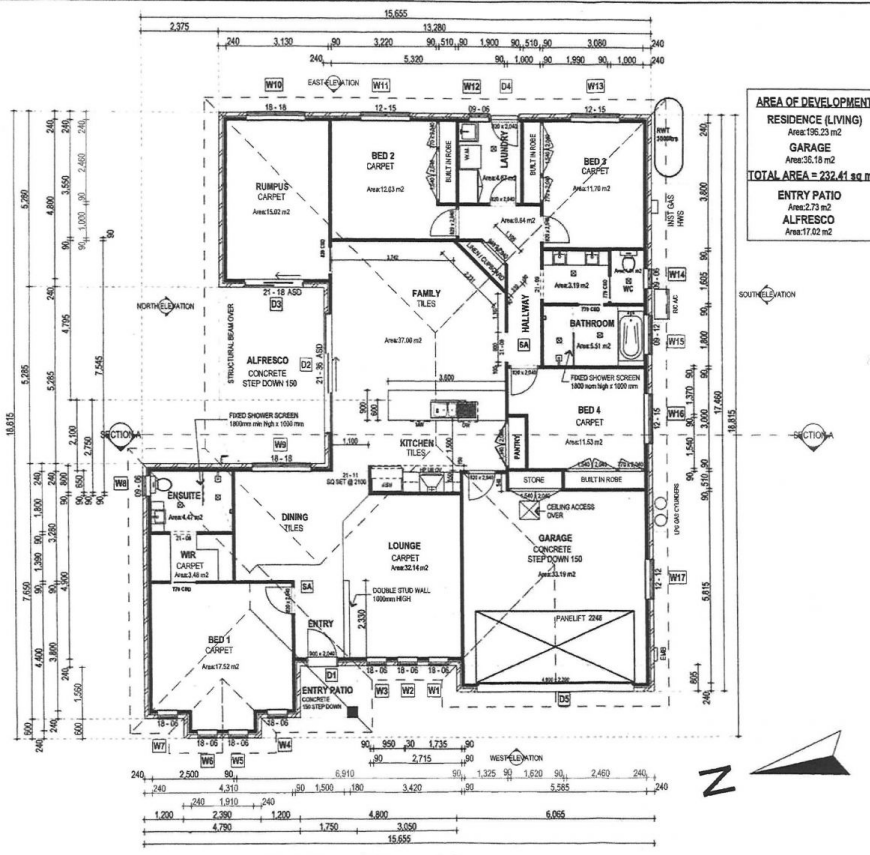
Exuding elegance and showcasing a sophisticated and contemporary design, this stylish property is a must to inspect. Situated in a prestigious South Mudgee location, this property offers a seamless floor plan with space for the entire family

Price : \$ 550,000
Land Size : 924 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5659977>

- King sized master with walk in robe and ensuite
- Additional three well sized bedrooms all with built in robes
- High quality kitchen with stainless steel appliances, gas cook top, stone benches and expansive pantry & cupboard space
- Offering enough living space for the whole family with formal lounge, open plan living/ dining and additional rumpus room
- Open plan living flows seamlessly to North facing covered outdoor alfresco
- Climate control is well catered for with ducted heating and cooling throughout
- Large 924 sqm block with side vehicle access and garden shed
- Double garage with electric and internal access
- Established in Yallabee Estate close to parks, schools,



Alyse Pilley
02 6372 2222



AREA OF DEVELOPMENT
RESIDENCE (LIVING)
 Area: 196.23 m²
GARAGE
 Area: 35.19 m²
TOTAL AREA = 232.41 sq.m
ENTRY PATIO
 Area: 2.73 m²
ALFRESCO
 Area: 17.82 m²

SKETCH PLAN 1 - FLOOR PLAN 1:100

DRAWINGS TO SCALE ON A3 SIZE SHEET ONLY

PRELIMINARY PLANS FOR CONSULTATION PURPOSES ONLY

GENERAL INFORMATION NOTES

- All structural drawings to be checked in accordance with the Australian Concrete Standard (AS 3600) and Australian Concrete Standard (AS 3601) and Australian Standard (AS 1801).
- The drawings are not to be used for construction purposes until they have been approved by the Council of Strata Management and the relevant authority.
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CLIENT:
 LYNCH HAVES BUILDING GROUP
 R & M CLERICS

PROJECT:
 PROPOSED RESIDENCE

SITE ADDRESS:
 LOTT KELLETT DRIVE
 MUDGEEO NSW 2850

SHEET DESCRIPTION:
 FLOOR PLAN

DATE: 04/12

DRAWN BY: MP

SCALE: 1:100 (GND)

DRAWING No: 2 OF 4

PROJECT No: 113.12

PREFERRED DESIGN & DRAFTING
 30 LEWIS STREET
 MUDGEEO NSW 2850
 PH: 025374397 FAX: 0253728855
 MOB: 0479601950
 EMAIL: paul@pdd.org.au