

46 Melton Road Mudgee NSW

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An impeccably presented, low maintenance home showcasing contemporary modern interiors situated in desirable leafy South Mudgee. With nothing to do but move in and enjoy or add for a perfect portfolio pleaser.

- Three large bedrooms all with built in robes
- Master bedroom featuring large walk in and opulent ensuite
- Central kitchen offering high quality appliances, gas cooking and loads of storage
- Open plan living and dining flowing effortlessly to outdoor entertaining
- Well appointed main bathroom with bath, shower and separate WC
- Climate control is well catered for with ducted air conditioning throughout
- Double lock up garage with internal and electric access
- Low maintenance 538 sqm block (approx.) with established gardens
- Built by reputable local building company Lynch Building Group

Perfectly presented and cared for, ideal for the downsizer,

Price : \$ 495,000
Land Size : 538 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/5780584>

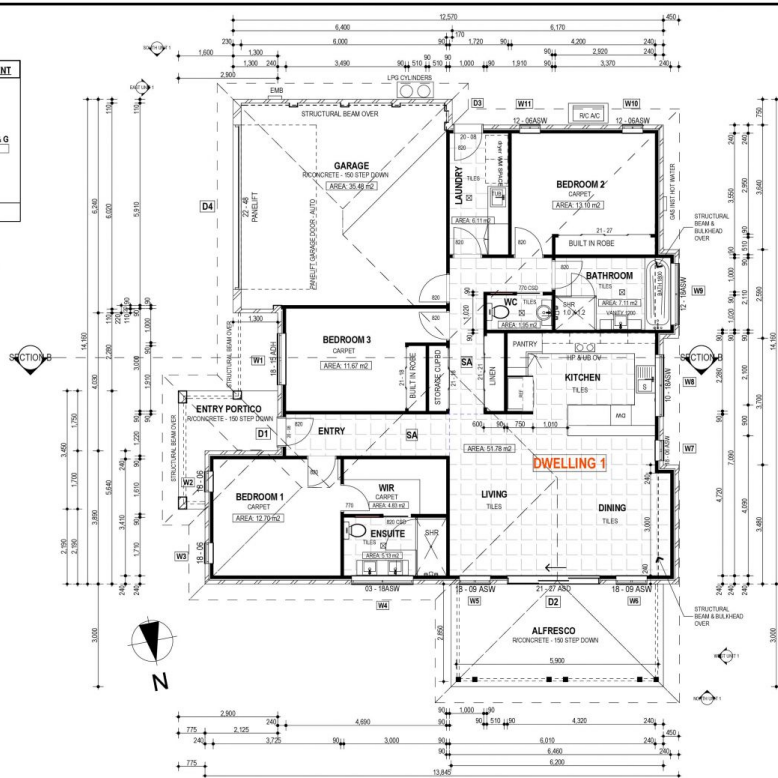


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AREA OF DEVELOPMENT	
DWELLING 1 - LIVING	AREA: 136.12 m ²
- GARAGE	AREA: 37.95 m ²
DWELLING 1 - TOTAL R & G	AREA: 174.07 m ²
PORTRICO	AREA: 6.39 m ²
ALFRESCO	AREA: 18.60 m ²
TOTAL - 199.06 m²	

[illegible]

FLOOR PLAN - DWELLING 1 1:100

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DRAWING TO SCALE ON A3 SIZE SHEET ONLY		BUILDING CLASSIFICATION: CLASS 1a		ACREDITED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NSW - ACCREDITED NO. 4877		CLIENT: HAYLYN PROPERTY INVESTMENTS	
SITE AREA: 1085 sq m		DRAWING: M ²		D.P. NUMBER: 1199064		PROJECT: DUAL OCCUPANCY	
SCALE: 1:100, 1:200, 1:500		DATE: 19.10.15		SITE ADDRESS: LOT 3 RIDGE ESTATE MUDGEE 2850		BUILDING DESIGNERS ASSOCIATION NSW 2014 MEMBER email: members@bda-designs.com.au	
DRAWING NO: 5		PROJECT NO: 116.15		LTD DESCRIPTION: PRE-PCB DOCS DWELLING 1 - FLOOR PLAN		 Preferred Design & Drafting 30 Levein Street Mudgee NSW 2850 ph: 026347 4414 fax: 026347 2681 mobile: 0428300010 email: members@bda-designs.com.au	
ISSUE DATE DESCRIPTION		ISSUE DATE DESCRIPTION		ACREDITED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NSW - ACCREDITED NO. 4877		 LYNCH BUILDING GROUP Locked Mail Bag 9010, Mt Druitt NSW 2770 ph: 02 9647 9600 fax: 02 9647 9601 email: info@lynchbuildinggroup.com.au	

FINAL DRAFT FOR CLIENT APPROVAL