

## 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>



**Alyse Pilley**  
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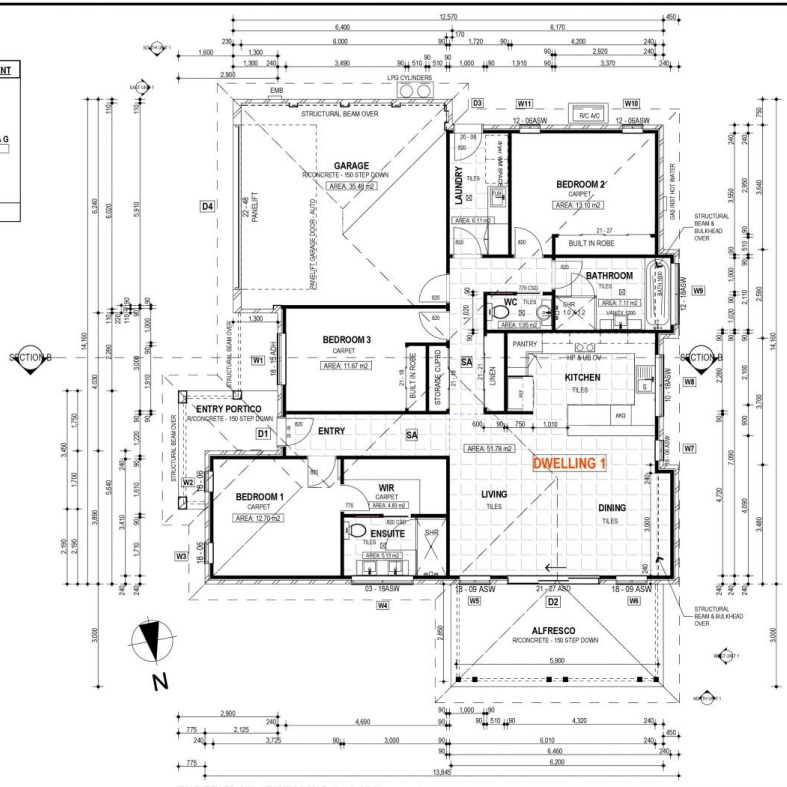
GENERAL CONSTRUCTION DETAILS	
CEILING HEIGHT	2500mm
ROOF	CUTBACKERS COLORBOND ROOF SHEETING & 2% POSITIVE PITCH 80mm EAVE OVERHANG SICK VEILING
WALL	R3 RIGID INSULATION
SLAB	100 RIGID BATT TO GARAGE & PATIOS ALUMINUM FRAMED DOUBLE HUNG ALUMINUM FRAMED SLIDING WHERE SPECIFIED
WINDOWS	TIMBER FRAMED FEATURE ENTRY DOOR ALUMINUM FRAMED FULLY GLAZED SLIDING
DOORS	

AREA OF DEVELOPMENT	
DWELLING 1 - LIVING	AREA: 19.12 m <sup>2</sup>
- GARAGE	AREA: 37.95 m <sup>2</sup>
DWELLING 1 - TOTAL R & G	AREA: 19.12 m <sup>2</sup>
ALFRESCO	AREA: 18.00 m <sup>2</sup>
<b>TOTAL - 199.06 m<sup>2</sup></b>	

BASIX WINDOW & DOOR SCHEDULE				
REFER TO BASIX CERTIFICATE FOR U VALUE & SHGC RATING				
BASIX No.	PLAN No.	SIZE H x W	TYPE	FRAME & GLASS
W1	D1	2040 X 600	ENTRY DOOR	TIMBER FRAME, SINGLE CLEAR GLASS
W2	W1	1800 X 1500	DBL HUNG WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W3	W2	1800 X 600	DBL HUNG WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W4	W3	1800 X 600	DBL HUNG WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W5	W4	1800 X 1800	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W6	W5	1800 X 900	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W7	D2	2100 X 2100	SLIDING DOOR	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W8	W7	1800 X 900	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W9	W8	1000 X 1000	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W10	W9	1000 X 1000	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W11	W10	1200 X 600	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W12	W11	1200 X 600	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W13	D3	2040 X 600	GLAZED LINDRY DOOR	TIMBER FRAME, SINGLE CLEAR GLASS
DOORS / WINDOWS NOT INCLUDED IN BASIX REQUIREMENTS				
D4	2200mm high x 4800	GARAGE PANELLET AUTO		

BASIX COMMENTS	
<b>WATER</b>	
<b>LANDSCAPING</b>	No landscaping specified for Basix
<b>FIXTURES</b>	Showersheads, WC Flushing Systems - min 3 star rated All taps to kitchen & bathroom - minimum 3 star rated
<b>ALTERNATIVE WATER</b>	Minimum 200 litre rain water tank Minimum 200 litre roof area collection Tanks connected to - At least one outdoor tap All taps
<b>THERMAL COMMENTS</b>	
<b>FLOOR</b>	Slab on ground construction - M1 Insulation
<b>WALLS</b>	Brick Veneer - R1.66 Bulk Wall Insulation 4 Siding for R2.2 total construction Min R3.0 Bulk Insulation
<b>CEILING</b>	
<b>ROOF</b>	Dark Solar Absorbance - RFL Siding
<b>ENERGY</b>	
<b>HOT WATER</b>	Gas instantaneous Minimum 4 Stars
<b>HEATING/COOLING</b>	Reverse Cycle AC System 2.5 - 3.0 EER minimum
<b>VENTILATION</b>	Individual exhaust fan - non ducted - to kitchen ducted to - bathroom/laundry manual switch on/off
<b>ARTIFICIAL LIGHTING</b>	Primary type of lighting to be fluorescent or LED - non dedicated to each of the following rooms: - At least 1 bedroom - At least 1 living/dining room - Bathroom / Laundry / Hallway
<b>NATURAL LIGHTING</b>	Window or skylight to kitchen & 2 bathroom/bathes
<b>OTHER</b>	Gas cooktop, electric oven Fixed outdoor clothes drying line

LEGEND	
CONCRETE	CONCRETE
CH	CEILING ACCESS HATCH
OP	CONCRETE OVER FINISH
CT	CERAMIC TILES
CP	CARPET
DP	DOWNPIPE
DP	DOWNPIPE
EM	ELECTRICAL METER BOARD
FC	FIBRE CONCRETE PAINT FINISH
FW	FLOOR WASTE
HWS	HOT WATER SERVICE
MV	MECHANICAL VENT
PB	PLASTERBOARD PAINT FINISH
RCAC	REVERSE CYCLE AIR CONDITIONING
RWT	RAIN WATER TANK
S	SINK
SA	SMOKE ALARM
SHR	SHOWER
SE	SEWAGE
SR	STEEL ROOF
TDR	TIMBER FLOATING FLOOR
TR	TILED ROOF
VNL	VINYL



FLOOR PLAN - DWELLING 1 1:100

PLANS DOCUMENTED FOR EXCLUSIVE USE BY LYNCH BUILDING GROUP ONLY & SUBJECT TO COPYRIGHT

DRAWING TO SCALE ON A3 SIZE SHEET ONLY	
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A	PRELIMINARY SKETCH PLAN
ISSUE	DATE
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BUILDING CLASSIFICATION: CLASS 1a	ACCREDITED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NSW - ACCREDITED No. 8877
SITE AREA: 1085 sq m	D.P. NUMBER: 1195664
DRAWN: MP	DATE: 19.8.15
SCALE: 1:100, 1:200, UNO	PROJECT No: 116.15
DRAWING No: 5	
ISSUE A	###

CLIENT: HAYLYN PROPERTY INVESTMENTS
PROJECT: DUAL OCCUPANCY
SITE ADDRESS: LOT 3 RIDGE ESTATE MUDGEE 2850
SHEET DESCRIPTION: DWELLING 1 - FLOOR PLAN

**bda** Preferred Design & Drafting

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ACCREDITED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NSW - ACCREDITED No. 8077

**LYNCH BUILDING**

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FINAL DRAFT FOR CLIENT APPROVAL