



## 18 Wurth Drive Mudgee NSW

4  3  4 

Attention to detail is immediately evident in this immaculately constructed family home situated in the desirable Bombira Estate. This is a luxurious property offering an abundance of space and lavish living. Unlock the door to your next home and all the extravagant features it presents such as:

- Four spacious light filled bedrooms with two offering full ensuite and walk in robes, plus the addition of a study
- A large open plan kitchen with stone benchtops, huge island bench and Butlers pantry, the ideal space to become the next Jamie Oliver (or at least hide the mess while trying!)
- The ultimate ducted air-conditioning system to keep you comfortable all year round plus a Real Flame gas fireplace - sit, relax, enjoy
- An array of high end appliances ensuring you quality and longevity in your investment
- The ideal outdoor entertaining space with Travertine tiles, a stone barbeque bench and wine fridge to make your home the go to for every weekend get together
- NBN connected throughout the home to keep you connected to all of your friends and family
- Established low maintenance gardens and landscaping to keep your property looking its best all year round
- Double garage with internal access plus 7mx8m shed. Three phase power, so don't worry! No project in the shed will be to small!

With every detail carefully planned and considered, all that's left for you is to call it yours! Give Sara Perry 0400 859 593 or Patrick Power 0455 721 304 a call to turn your dreams into a reality by securing this prestige home today!

**Building Size** : 444.89 sqm  
**Land Size** : 2001 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/house/6748397>



**Sara Perry**  
02 6372 2222



**Patrick Power**  
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TOTAL FLOOR AREA	388.37m <sup>2</sup>
FRONT VERANDAH	29.47m <sup>2</sup>
ALFRESCO	57.05m <sup>2</sup>
TOTAL ALL AREAS	444.89m <sup>2</sup>

Floor Plan

1:100

Do not scale drawing. Plans are to scale at A3.  
 All care has been taken to ensure that this drawing is correct.  
 The builder or supervisor are responsible for checking all aspects and dimensions and ensuring their use when accepting this drawing for general use.  
 All engineering items on this plan are subject to verification by an engineer.  
 Information is based on details obtained from the owners & are subject to verification by a registered surveyor or other professional consultant. The responsibility of engineering & surveying rests with the owner.  
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Plans drawn by  
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Drawing	Sheet No.
	10
Date	Plan/Revision
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