



### 1 Doug Gudgeon Drive Mudgee NSW

3 2 2

- Three large bedrooms all with built in wardrobes and en-suite to main bedroom.
- Main bathroom with shower and bath.
- Double lock up garage with internal entry.
- Large open plan kitchen and tiled living room.
- Under floor heating and reverse cycle air conditioning
- Low maintenance backyard.
- Walking distance to prep school and park.

\* Electricity and water are the responsibility of the tenant \*

**Land Size** : 497.5 sqm

**View** : <https://www.thepropertyshop.com.au/lease/nsw/dubbo-orana/mudgee/residential/house/6982753>

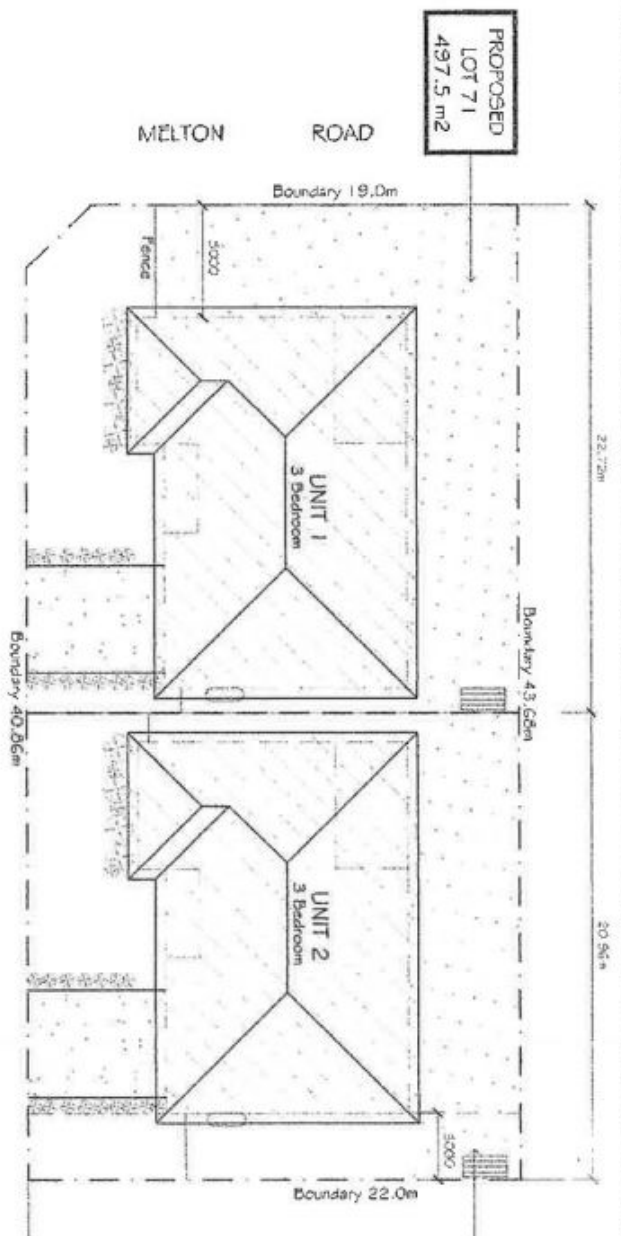


**Wendy Box**  
02 6372 2222



**Karen Denyer**  
6372 2222

A



# SITE & LANDSCAPING PLAN

SCALE 1:200



Lot 7  
958.6 m<sup>2</sup>

DOUG GUDGEON DRIVE

**Ciselle Denley**  
DRAFTING SERVICES  
P 03 4373 0048 F 03 4373 6852  
M 04 17 460 326 ARIA 37 101 254 523  
E ciselle.denley@denley.com.au  
63 HIR SHAW DRIVE MUDGEE NSW 2859  
Working Draft - Not for Construction

REV	DATE	BY	DESCRIPTION
A	10/02/2013	SD	SET OUT APPROVAL

JASON BOXSELL			
PROPOSED DUAL OCCUPANCY			
LOT 7 MELTON ROAD MUDGEE			
SCALE: 1:200	DATE: 21/12/2013	DATE: 21/12/2013	DATE: 21/12/2013
BRN: 10	DATE: 21/12/2013	DATE: 21/12/2013	DATE: 21/12/2013
3292-A05	REV: A		