

# FOR SALE



**REDDEN FAMILY**  
— *Real Estate* —



**57 Page Avenue, Dubbo**

**PRICE GUIDE: \$455,000-\$475,000**



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Dubbo NSW 2830



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### **KITCHEN 4.2m x 3.4m**

- Double stainless steel sink
- Stainless steel Dishlex dishwasher
- Stainless steel Chef electric wall oven
- Stainless steel gas 4 burner cook top
- Stainless steel rangehood
- Tiled splashback
- Grey floor tiles
- Stone benchtops
- Walk in pantry
- Ample cupboard & bench space
- Long breakfast bar
- Ducted evaporative cooling

### **FAMILY & DINING ROOM 5.4m x 3.9m**

- Grey floor tiles
- Ducted evaporative air cooling
- Gas point (gas heater excluded)
- TV Point
- Vertical blinds on window and sliding door
- Large glass sliding doors leading out to under-roof alfresco



### **FAMILY FRIENDLY!**

Here is your opportunity to purchase a fresh modern home or investment property featuring a grey colour theme throughout, without the wait of building it yourself! Being only 5 years young, this homestead will accommodate the family with space and functionality whilst being positioned conveniently close to Schools, Orana Mall, Child Care Centres and Western Plains Medical Centre. Offering 4 excellent bedrooms, an ensuite and walk in wardrobe to the main, a separate media room plus a kids playroom as well as an open

plan living, dining and kitchen complete with island bench, plenty of cupboard space and walk in pantry, creating the ultimate family entertainer. Outside you can sit and relax in the private alfresco area overlooking the large backyard. Another feature of this quality house is the 20 x solar panels that will help owners or their tenants with their energy consumption. It is an amazing fit for a young family or first home buyer looking to get a head start on home ownership. Don't let this one get away!



### **LOUNGE/MEDIA ROOM 3.8m x 3.8m**

- Carpet floor coverings
- Ducted evaporative air cooling
- Vertical blinds
- TV Point
- TV bracket
- Gas point (gas heater excluded)



## MASTER BEDROOM 3.7m x 3.5m

- Carpet floor coverings
- Vertical blind
- Walk in wardrobe
- Ducted evaporative air cooling
- Data point

**NB: Curtains excluded**

**Ensuite** (2.7m x 1.4m)

Shower, Vanity, Toilet, partial wall tiling, exhaust fan.

## BEDROOM 2 3.1m x 2.9m

- Carpet floor coverings
- Built-in wardrobe
- Ducted evaporative air cooling
- Vertical blind

**NB: purple valance excluded**

## BEDROOM 3 3.3m x 2.8m

- Carpet floor coverings
- Built-in wardrobe
- Ducted evaporative air cooling
- Vertical blind

## BEDROOM 4 3.7m x 3.7m

- Carpet floor coverings
- Large built-in wardrobe
- Ducted evaporative air cooling
- Vertical blind



## MAIN BATHROOM 2.4m x 2.1m

- Screened shower with hand held shower head
- Bath
- Vanity/Sink with vanity mirror
- Separate Toilet
- Exhaust fan
- Quality fittings
- Partial wall tiling
- Tiled floors
- Quality grey tiles



## LAUNDRY 2.4m x 1.6m

- Built-in tub
- Underbench cupboards
- Tiled floors with partial wall tiling
- Auto taps
- Good bench space
- Glass sliding door

## COMFORTS

- 20 x solar panels
- Gas hot water service
- Celair ducted evaporative cooling
- External TV antenna
- Linen cupboard in kids play room and in hallway near entrance
- Gas points x 2
- NBN to premises
- Natural gas connection
- Rotary clothesline



## KIDS PLAY ROOM 4.0m x 2.8m

- Carpet floor coverings
- Vertical blind
- TV point
- TV bracket
- Large linen/appliance cupboard

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**PRIVATE ALFRESCO**



**LARGE BACKYARD**

**LAND SIZE**

620.00m2 approx.

**RATES**

\$2,556.29 pa approx.

**AGE OF HOUSE**

approx. 5 years old

**IMPROVEMENTS**

- Brick veneer residence with tiled roof
- Double panel lift garage with auto doors and internal access
- Small tool shed
- Under-roof alfresco area (3.5m x 3.0m)
- Small rainwater tank with bushmans pump
- Colorbond boundary fencing with side pedestrian gate

**NB: Room measurements are approx. only**

**Redden Family Real Estate recommend you obtain the following:  
Independent legal advice, Unconditional finance, Pest & building inspections**

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