

FOR SALE



REDDEN FAMILY
Real Estate



16 Beveridge Crescent, Dubbo

OFFERS INVITED



3 Gilgai Court,
Dubbo NSW 2830



0409 844 036
0467 193 268



www.reddenfamily.com.au

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FOR SALE



KITCHEN 3.0m x 3.0m

- Open plan to meals area
- Plenty of storage cupboards including an appliance cupboard
- Laminate benchtops
- Breakfast bar
- Vinyl floor coverings
- Westinghouse stainless steel electric oven
- Technika glass electric cooktop
- Westinghouse stainless steel rangehood
- Miele stainless steel dishwasher
- Tiled splashback
- Double door pantry
- Vertical blinds
- Lace curtains

MEALS AREA 3.5m x 3.0m

- Vinyl floor coverings
- Ducted reverse cycle air conditioner vent
- Vertical blinds
- Sheer curtains
- Pendant light fitting



A HOME TO BE PROUD OF!

You will be pleasantly surprised on what this lovingly well maintained home has to offer, starting with 4 good sized bedrooms, all located separately from living areas with the main benefitting from an ensuite bathroom and wall to wall built-in wardrobe including a mirrored dresser. There is a well appointed and modern kitchen which is open plan to the meals area and comes complete with stainless steel appliances, a breakfast bar and plenty of kitchen cupboard storage including an appliance cupboard. The L-shaped loungeroom is very generous in size and features many large windows and a glass sliding door making for a pleasant light filled room which also leads out to a large front patio being the perfect sunny spot to sit and enjoy your morning cuppa whilst listening to the birdlife dancing around the established trees and gardens. The bathrooms are a little outdated but are in great condition and the shower screens present some interesting decorative features which will be intriguing to the artistic buyers. The laundry is externally

located and offers the convenience of a 3rd toilet. The large drive through double garage is detached and has plenty of shelving and front auto doors as well as provides for back yard access. You will enjoy the elevated and under-cover back patio as well as the huge covered pergola area making entertaining and family gatherings easy. There is a large paved area behind the garage which is great for detailing your car or trailer storage and you will never have to worry about storage space as there are 3 x large garden sheds. With plenty of established shade trees and shrubs and an auto watering system to front gardens, this home would be ideal for the first home owner or tradie who would like to add their own personal touches and have plenty of room to house their tools or complete their DIY projects or an investor wishing to add to their portfolio or even those that are just looking to upsize their existing home. All this and being conveniently located with an easy walk to neighbourhood shopping precincts, primary and secondary Schools, Medical Centres, parklands and the Tavern.



LOUNGEROOM 6.3m x 3.5m x 5.5m x 3.5m

- L-shaped room
- Plenty of room for study-nook or sewing table
- Carpet floor coverings
- Vertical blinds with fabric pelmet
- Large windows including a glass sliding door leading out to front patio
- TV connection

MASTER BEDROOM 4.5m x 3.7m

- Carpet floor coverings
- Vertical blinds with fabric pelmet
- Wall to wall built-in wardrobe with mirrored dresser (hanging and draws)
- TV connection
- Ceiling fan with light
- Ducted reverse cycle air conditioner vent
- Spacious room which is nestled at the front of the home and separate from the other bedrooms



ENSUITE BATHROOM 2.5m x 1.3m

- Shower with decorative shower screens
- Single sink vanity with overhead shaving cabinet and mirror
- Tiled floors and partial wall tiling
- Toilet
- Exhaust fan



BEDROOM 2 4.1m x 2.7m

- Carpet floor coverings
- Vertical blinds
- Curtains
- Built-in wardrobe (hanging and shelves)
- Ducted reverse cycle air conditioner vent



BEDROOM 3 3.5m x 2.7m

- Carpet floor coverings
- Vertical blinds
- Built in wardrobe (hanging and draws)
- Ducted reverse cycle air conditioner vent
- Ceiling fan with light



BEDROOM 4 **3.0m x 2.4m**

- Carpet floor coverings
- Vertical blinds
- Wall to wall built-in wardrobe (hanging and shelves)
- Ducted reverse cycle air conditioner vent
- Mirrored wall



MAIN BATHROOM **2.7m x 1.9m**

- Tiled floors
- Partial wall tiles
- Bathtub
- Shower with decorative shower screens
- Single sink vanity with light above mirror
- Exhaust fan
- Electric wall heater
- Lace curtains
- Separate toilet



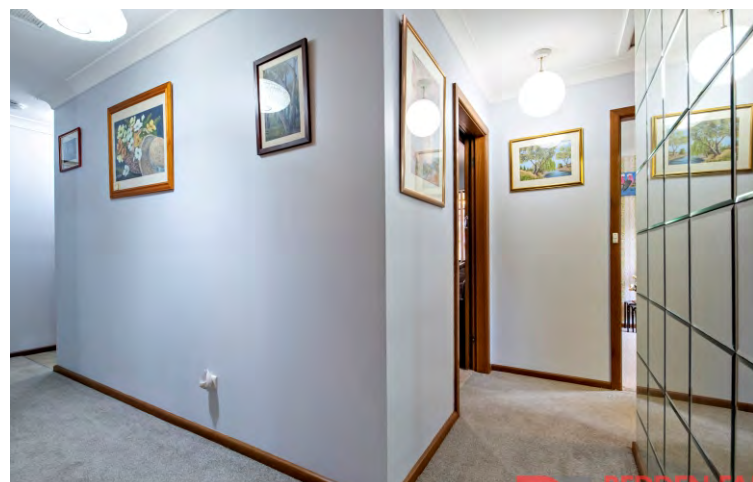
LAUNDRY **2.5m x 1.4m**

- Externally located on back patio
- Tiled floors and tiled splashback
- Twin stainless steel tubs
- Single cupboard
- Auto taps for washing machine
- Café curtains
- 3rd toilet



HALLWAYS

- Spacious hallways separating all bedrooms from living areas
- Well utilised with an abundance of storage cupboards





ESTABLISHED GARDENS



DOUBLE GARAGE



LARGE ELEVATED FRONT PATIO



DRIVE THROUGH GARAGE



ELEVATED BACK VERANDAH

COMFORTS

- Vulcan electric hot water service
- External TV antenna
- Freestanding clothesline
- 2 x Linen cupboards in hallways
- Zoned Daikin reverse cycle air conditioning
- Ceiling fans
- Skylight in hallway
- Hunter four zone automatic sprinkler system to front gardens
- Front door bell



PLENTY OF GARDEN SHED

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LARGE UNDERCOVER PERGOLA



WALK TO OVAL & PARKLANDS

LAND SIZE
761.4 m2 approx.

RATES
\$2,945.78 pa approx.

AGE OF HOUSE
Built in approx. 1974

IMPROVEMENTS

- A brick veneer and tiled roof 4 bedroom home with double lock up garage
- 5.5m x 5.5m double drive through and lock-up garage with auto front doors
- 8.8m x 5.8m covered pergola area complete with pebblecrete floors, outdoor blinds and fluorescent lighting
- 7.7m x 1.7m elevated and under-roof back patio with bi-fold doors for added privacy
- 8.7m x 2.2m front patio featuring mozaic tiled flooring and beautiful sandstone columns
- 3 x garden sheds

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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Michael Redden
0409 844 036

**3 Gilgai Court,
Dubbo NSW 2830**

michael@reddenfamily.com.au
www.reddenfamily.com.au



Scott Redden
0467 193 268

**3 Gilgai Court,
Dubbo NSW 2830**

scott@reddenfamily.com.au
www.reddenfamily.com.au

