

FOR SALE



REDDEN FAMILY
— *Real Estate* —



22 Cormorant Crescent, Dubbo

PRICE GUIDE: \$475,000-\$505,000



3 Gilgai Court,
Dubbo NSW 2830



0409 844 036
0467 193 268



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**22 Cormorant Crescent,
Dubbo**

FOR SALE



**KITCHEN
3.0m x 2.6m**

- Open plan to dining room and overlooks undercover pergola
- Double stainless steel sink
- Tiled splashback
- Premier upright electric stove
- Rangehood
- Vinyl plank floor coverings
- Laminate benchtops
- Plenty of underbench & overhead storage cupboards
- Breakfast bar
- Quality day/night roller blinds

**DINING ROOM
3.0m x 3.0m**

- Open plan to kitchen and family room
- Large glass sliding door with security screen door leading out to undercover pergola dressed by curtains
- Vinyl plank floor coverings
- Ducted evaporative air conditioning vent
- Gas point



A PERFECT START !

Positioned in a quiet convenient location being just a hop skip and jump away from over 71 specialty shops, Big W and Woolworths Supermarket, Schools, parklands, sporting ovals, child care Centres and Medical Centres, is where you will find this well presented three bedroom home. This home will suit a vast range of buyers, being a perfect start for the first home buyer or a quality addition for an investor to add to their portfolio, or retirees or people with a busy lifestyle will also appreciate the location and easy care lawns and gardens. You will be pleasantly surprised by the functional floor plan, including the spacious bedrooms, all with built-in wardrobes, day/night roller blinds and ceiling fans to bedrooms

1 and 2. The bathroom, laundry and kitchen are all well appointed and have been well maintained. The kitchen has good underbench and overhead storage as well as a handy breakfast bar perfect for casual dining and is open plan to the dining and north facing family room. Enjoy stylish vinyl plank floor coverings in the entrance, dining, kitchen and hallway, ducted evaporative cooling and gas points for heating not to mention the 1.6 kW solar system to help with your energy costings. Outside offers a large 10m x 4m approx. undercover and screened pergola area, a large garden shed offering plenty of room to house your tools and you can easily access the back yard via the drive through double carport. There is even an established lemon tree in the corner of the back yard.



**FAMILY ROOM
5.1m x 4.0m**

- Nestled at the front of the home with a lovely northerly aspect
- Vinyl floor planks at the entrance leading to dining and kitchen
- Carpet floor coverings
- Ducted evaporative air conditioning vent
- Toshiba reverse cycle split system air conditioner
- Quality day/night roller blinds
- TV Point
- Austar point



BEDROOM 1 **3.8m x 3.0m**

- Carpet floor coverings
- 3 door built-in wardrobe (hanging & shelves)
- Ceiling fan with light
- Ducted evaporative cooling vent
- Large window dressed by day/night roller blinds
- TV point



BEDROOM 2 **3.0m x 2.9m**

- Carpet floor coverings
- 2 door built-in wardrobe (hanging & shelves)
- Ceiling fan with light
- Ducted evaporative cooling vent
- Large window dressed by day/night roller blinds



BEDROOM 3 **3.2m x 2.9m**

- Carpet floor coverings
- 3 door built-in wardrobe (hanging & shelves)
- Ducted evaporative cooling vent
- Large window dressed by day/night roller blinds

BATHROOM **2.6m x 1.7m**

- Full size bathtub
- Shower with large shower head
- Single sink vanity with underbench draws and cupboard
- Vanity mirror
- Separate toilet
- Combo exhaust fan and heating lights
- Partial wall tiling with feature tiling
- Tiled patterned floors
- Venetian blind



LAUNDRY **2.5m x 1.6m**

- Stand alone stainless steel tub with tiled splashback
- Auto taps
- Free standing double door broom cupboard
- Tiled floors
- External access

COMFORTS

- 1.6kW solar system (6 x panels)
- Vulcan electric hot water service
- External TV antenna
- Rotary clothesline
- Linen cupboard in hallway
- Gas point in dining room
- Breezair ducted evaporative air conditioning
- Ceiling fans with lights
- Smoke alarm in hallway
- Bottled gas connection
- Wifi NBN connection



UNDERCOVER & SCREENED PERGOLA **10.0m x 2.3m**

- Paved floors
- Colourbond privacy wall
- Screened in
- Fluorescent lighting

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FOR SALE



GARDEN SHED + BIG BACK YARD



DOUBLE DRIVE THROUGH CARPORT

LAND SIZE
648.3 m2 approx.

RATES
\$2,678.00 pa approx.

AGE OF HOUSE
approx. 28 years old

IMPROVEMENTS

- Quality built brick veneer residence with a tiled roof
- Double drive through carport with concrete driveway and double gates providing access to backyard
- 3m x 3m garden shed on concrete slab
- 10m x 2.3m undercover and screened pergola
- Colourbond boundary fencing
- Hunter battery node watering system to front yard (3 stations)

NB: EXCLUDED FROM SALE ARE: gas heater, 2 x security cameras and gunsafe in wardrobe in main bedroom

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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REDDEN FAMILY
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Scott Redden
0467 193 268

3 Gilgai Court,
Dubbo NSW 2830
scott@reddenfamily.com.au
www.reddenfamily.com.au



Michael Redden
0409 844 036

3 Gilgai Court,
Dubbo NSW 2830
michael@reddenfamily.com.au
www.reddenfamily.com.au

