

FOR SALE



REDDEN FAMILY
Real Estate



81 North Street, Dubbo

PRICE GUIDE: \$415,000-\$440,000



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Dubbo NSW 2830



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www.reddenfamily.com.au

**81 North Street
Dubbo**

FOR SALE



**KITCHEN
3.6m x 3.0m**

- Stainless steel double sink
- Tiled splashback with feature tiling
- Upright electric stove
- Omega rangehood
- Appliance cupboard and space for microwave
- Vinyl floor coverings
- Ducted evaporative cooling vent
- Laminate benchtops with breakfast bar
- Pantry
- 3m ceilings and wide decorative cornices

**LOUNGEROOM
5.2m x 4.2m**

- Nestled beside kitchen but separate from family room
- Carpet floor coverings
- Ducted evaporative cooling vent
- Gas point
- TV point x 2
- Large window dressed by white venetian blinds and sunblock curtains



Full of Surprises!

Grab the opportunity of securing this comfortable, spacious and well presented three bedroom home in West Dubbo. Located directly opposite Saint Pius Primary School and being in close proximity to other primary and secondary schools, sporting fields, parklands, Victoria Street shops and restaurants, Delroy Park Shopping Centre and Dubbo's CBD and providing plenty of features that will appeal to many buyers particularly young couples, families or investors alike, this home is ready for you to add your own personal touches or move straight in and enjoy. When wandering through you will be pleasantly surprised with what this property has to offer, particularly the extra large bedrooms, all with large built-in wardrobes, the two separate and spacious living areas, two bathrooms and you will certainly value its character and charm with the high ceilings and wide decorative cornices. The modern kitchen is well appointed in the centre of

the home and comes complete with plenty of cupboard and bench space, tasteful splashback tiles including feature tiles and there is a breakfast bar which is perfect for casual dining or helping kids with their homework whilst undertaken meal preparation on school nights. Both living areas are generous in size and are separate allowing parents and children to have their own space to appease any disputes on TV program selections. The dining room is conveniently located beside the kitchen which is open plan to the back family room that enjoys the comfort of a cosy wood heater and is the perfect place to be on these cold winter days. There is also two separate bathrooms making it easy for those early morning work/school rush. This package provides plenty of surprises including the drive through carport which provides easy access to the back yard but also opens out to a massive undercover outdoor entertainment area perfect for hosting the family BBQs and get togethers. Be quick as this one won't last!



**DINING/FAMILY ROOM
5.5m x 2.5m x 4.2m x 3.5m**

- Tiled floor coverings for dining and carpet floor coverings in family
- Wood heater
- TV point x 2 & data point
- Ducted evaporative cooling vent
- Open plan to family room
- Double door linen cupboard
- Large glass sliding door leading out to pergola area



BEDROOM 1 **3.9m x 3.3m**

- Carpet floor coverings
- Large mirrored built-in wardrobe (hanging & shelves)
- Large window dressed by white venetian blinds, lace curtains and sunblock curtains
- Ducted evaporative cooling vent
- Ceiling fan with light
- 2.9m ceilings with wide decorative cornices



BEDROOM 2 **3.3m x 3.1m**

- Carpet floor coverings
- Large built-in wardrobe with 1 mirrored door (hanging & shelves)
- Large window dressed by sheer and fabric curtains
- Ducted evaporative cooling vent
- 2.9m ceilings with wide decorative cornices



BEDROOM 3 **3.3m x 3.3m**

- Carpet floor coverings
- Large built-in wardrobe (hanging & shelves)
- Large window dressed by sunblock curtains
- Ducted evaporative cooling vent
- Ceiling fan with light
- 2.9m ceilings with wide decorative cornices

MAIN BATHROOM **2.4m x 2.3m**

- Full size bathtub & shower
- Single sink vanity with underbench cupboards and draws
- Vanity mirror
- Toilet
- Exhaust fan
- Tiled floors and partial wall tiling with feature tiles



LAUNDRY & 2ND BATHROOM **2.6m x 2.4m**

- Stand alone stainless steel subs-tub with auto taps
- Laminate benchtop with underbench cupboards plus a broom cupboard
- Tiled floors
- Shower, single sink vanity & vanity mirror and toilet and exhaust fan

COMFORTS

- Rheem electric hot water service
- Gas point (bottled gas connection)
- Breezair ducted evaporative air conditioning
- Wood heater with heat transfer unit to front hallway
- External TV antenna
- Rotary clothesline
- 2 x large linen upboards
- Wifi availability
- Second bathroom in laundry



FRONT VERANDAH/SUNROOM **4.6m x 2.4m**

- Fully screened in and all weather verandah being a perfect spot to sit and enjoy your morning coffee
- Security screen door
- Pebble look tiled floors
- Front doorbell

81 North Street, Dubbo

FOR SALE



HUGE UNDERCOVER PERGOLA AREA



DRIVE THROUGH CARPORT

LAND SIZE

613.11 m2 approx.

RATES

\$2,329.34 pa approx.

AGE OF HOUSE

Built in approx. 1966
(56 years old)

IMPROVEMENTS

- A clad and iron roof home with double length drive through carport with lock-up roller door
- Huge 12m x 6m undercover outdoor entertainment area with paved floors
- 4m x 2.5m garden shed
- Room to park the caravan or boat
- Colorbond boundary fencing with wrought iron front fence and double gates providing a pet friendly and secure front and back yard

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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