

# FOR SALE



**REDDEN FAMILY**  
*Real Estate*



**151A Boundary Road, Dubbo**

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



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Dubbo NSW 2830



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[www.reddenfamily.com.au](http://www.reddenfamily.com.au)

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## **LOUNGEROOM**

**5.3m x 4.0m**

- North facing light filled room
- Large quality tiled floors
- Ducted evaporative cooling vent
- Ceiling fan
- Underfloor heating
- Stylish chandelier
- Large window dressed by sheer and sunblock curtains and fabric pelmet
- Full width glass panel to capture northern sun
- TV point

## **KITCHEN**

**4.0m x 3.0m**

- Double stainless steel sink
- Westinghouse electric wall oven
- Westinghouse stainless steel gas cooktop
- Stainless steel built-in rangehood plus a separate exhaust fan
- Glass panel splashback
- Large quality tiled floors
- Appliance cupboard
- Stylish Caesarstone benchtops including breakfast bar
- Plenty of cupboard storage including soft close draws
- Corner Pantry



## **SPACIOUS DUPLEX UP FOR GRABS!**

This modern and very spacious duplex is coming on the market for the very first time since construction. Solidly built in 2009 and offering three good sized bedrooms, all with built-in wardrobes and all being separate from the living areas, the main bedroom also benefits from a walk in wardrobe and stylish ensuite bathroom. The north facing loungeroom is nestled at the front of residence and the large window in the room ensures the lovely natural sunlight is captured throughout the day, the full width glass panel at the top of the wall also allows the natural sunlight to flow through to the well appointed kitchen which is open plan to

the meals/family room. The kitchen comes complete with Caesarstone benchtops, high gloss cabinetry, pantry, quality appliances including a dishwasher and a breakfast bar which is perfect for casual dining. Finishing this wonderful package is a large laundry with ample storage cupboards, high ceilings throughout, quality tiled floors in living areas and a low maintenance and compact backyard. First home buyers and young families will be drawn to this modern and stylish home and so will busy working couples or mature aged couples looking to downsize to a smaller residence with one level throughout. Astute investors will also find this one hard to resist with low maintenance yard and convenient location making it attractive to Tenants.



## **MEALS/FAMILY ROOM**

**5.0m x 4.0m**

- Open plan to kitchen
- Large quality tiled floors
- Ducted evaporative air cooling vent
- Gas point (Gas heater not included in the sale)
- Large windows and glass sliding door dressed by sunblock curtains and fabric ruffled pelmets



### **BEDROOM 1** **4.0m x 3.5m**

- Carpet floor coverings
  - Walk through wardrobe with hanging and top shelf
  - Large window dressed by sheer and sunblock curtains and fabric pelmet
  - TV & data point
  - Ducted evaporative cooling vent
- Ensuite bathroom (details below)



### **BEDROOM 2** **3.4m x 3.3m**

- North facing room
- Carpet floor coverings
- Built-in-wardrobe (hanging and shelf)
- Large window dressed by sheer and sunblock curtains and fabric pelmet
- Ducted evaporative cooling vent



### **BEDROOM 3** **3.3m x 3.1m**

- Carpet floor coverings
- Built-in-wardrobe (shelves)
- Large window dressed by curtains and ruffled fabric pelmet
- Ducted evaporative cooling vent

### **MAIN BATHROOM** **3.4m x 2.5m**

- Spacious 3 way bathroom
- Single sink vanity with stylish Caesarstone benchtop and underbench cupboards and draws as well as a vanity mirror
- Full size bathtub
- Separate toilet with exhaust fan
- Large shower
- Heating lamps and exhaust fan combo
- Tiled floors with underfloor heating
- Partial wall tiling with feature tile



### **ENSUITE BATHROOM** **3.3m x 1.1m**

- Stylish single sink vanity with Caesarstone benchtop and underbench cupboards and draws
- Vanity mirror
- Toilet
- Large shower
- Tiled floors & partial wall tiling

### **COMFORTS**

- Solar panels
- Rheem hot water service - 270 litres combined with solar hot water
- Coolair ducted evaporative air conditioning
- Ceiling fans
- Underfloor heating
- Gas point
- Natural gas connection
- External TV antenna
- Linen cupboard x 2 in hallway plus storage cupboards in laundry
- Town water & sewer
- Wifi connectivity for internet



### **LAUNDRY** **3.1m x 1.9m**

- Stand alone stainless steel tub
- Auto taps
- Tiled floors and tiled splashback
- Storage cupboards
- Large window and glass panel external door dressed by sheer curtains

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**PARTLY COVERED BACK PATIO**



**LOW MAINTENANCE COMPACT BACKYARD**

## IMPROVEMENTS

- A solidly built 3 bedroom cement block duplex with colorbond roof with single lock up garage with auto door
- Front and back patio
- Garden shed
- 3,000 litre rainwater tank with pump
- Automatic watering system
- Colorbond boundary fencing

### LAND SIZE

460.10 m2 approx.

### RATES

\$2,274.59 pa approx.

### AGE OF DUPLEX

Built in approx. 2009

**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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