

# FOR SALE



**REDDEN FAMILY**  
— *Real Estate* —



**189 Dandaloo Street,  
Narromine**

**FOR SALE: OFFERS INVITED !**



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Dubbo NSW 2830



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 **4**  **2**  **4+**

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# 189 Dandaloo Street, Narromine

# FOR SALE



## A TIMELESS BEAUTY IN BLUE RIBBON LOCATION!

Let the tradition of quality continue. This home links the past and present and provides a wonderful opportunity to own a spacious meticulously designed and quality built homestead filled with loads of character and charm. Set on a huge 2,023 m2 block of land and being directly across the road from Narromine Bowling Club which, word has it, has THE best Chinese food in town plus a nice cold beverage. As soon as you enter through the front door you will be taken back in time in the midst of high ceilings, wide decorative cornices, large bedrooms, spacious living areas, large windows and as you wander around you can feel the warmth and love and there is no doubt that your renovating imagination will be running wild with excitement. Offering 4 good size bedrooms, all with built in wardrobes and the main enjoys a walk in wardrobe and ensuite bathroom that features its own courtyard and comes complete with stylish wall and floor tiles and granite vanity benchtop. All bedrooms are located down the long hallway and are separate from the living areas. The main bathroom is modern and boasts a full size bathtub, shower, stylish tiles, single sink vanity with granite benchtops and a warming towel rack. The centrally appointed kitchen has also recently been modernised and comes complete with ample storage cupboards and draws, Caesarstone benchtops including a breakfast bar and Westinghouse cooking appliances and Dishlex dishwasher and is open plan to a meals area. The combined formal dining and loungeroom is enormous and offers a built-in display cabinet, open fire place with associated wood storage cupboard and large glass sliding doors and windows opening out to a north facing undercover BBQ area. From the loungeroom you enter the large family room also offering plenty of large windows and space where the

parquet flooring needs some TLC and adjoining the family room is what one can only describe as the ultimate entertainment room with built-in bar, exposed timber beams and step back in time with the shaggy lime green carpet squares on the floors where you can soon imagine the fun and laughter that had taken place over the years. Ducted reverse cycle air conditioning throughout, an open fire place in loungeroom, gas point in family room as well as ceiling fans takes care of all year round comfort. Then step outside to what one can only describe as a gardener's oasis, there are many sitting areas including large courtyard located outside the kitchen which is framed by beautiful camelia shrubs and the front and back gardens are filled with plenty of established shade trees, citrus fruit trees, huge fruiting avocado tree, leafy foliage plants, flowering shrubs which is also enjoyed by the many birdlife. It sure is a pleasure wandering around the garden. Outdoor entertaining is easy in the north facing undercover and private BBQ area nestled beside the loungeroom providing plenty of natural sunshine in the winter months. Maintaining the garden areas have been taken care of with the automated irrigation system. There are so many features on offer at this address including a detached granny flat and storage shed located at the rear of the double double length carport and rear lane access to the back yard. Exercise those pointers from the Block and put your very own stamp on this beauty it certainly is a unique and relaxed setting that will be sure to please both young and old or the renovator or investor. This home is worthy of your inspection so why not make your dream come true and contact us to arrange your private inspection at this wonderful Narromine holding. Don't miss out!



## LOUNGEROOM 8.3m x 4.3m

- Very spacious combined loungeroom and formal dining
- Carpet floor coverings
- Built-in display cabinet
- 2.8m ceilings and wide decorative cornices
- TV aerial
- Timber veneer feature wall paneling
- Ducted reverse cycle air conditioning vent
- Large windows and glass sliding door leading out to north facing undercover BBQ area which are dressed by fabric drapes



## KITCHEN 3.6m x 3.6m

- Modern kitchen
- Open plan to meals room
- Double stainless steel sink with glass tiled splashback
- Timberlook vinyl plank floor coverings
- Westinghouse electric wall oven and separate grill
- Westinghouse electric hotplates with stainless steel splashback
- Westinghouse pull-out rangehood
- Dishlex dishwasher
- Caesarstone benchtops including breakfast bar
- Plenty of cupboard storage and draws including appliance cupboard
- Large window overlooking courtyard



## MEALS ROOM 3.7m x 2.7m

- A lovely light filled room which is open plan to kitchen
- Timberlook vinyl plank floor coverings
- Ducted reverse cycle air conditioning vent
- 2.8m high ceilings
- Timber veneer feature wall paneling
- Large glass sliding door leading out to courtyard dressed by sheer curtains
- Security screen door





## MASTER BEDROOM 3.8m x 3.0m

- Carpet floor coverings
- 2.8m ceilings and wide decorative cornices
- Large windows overlooking gardens and dressed by roller blinds and sheer curtains
- Walk in wardrobe with shelves, hanging space and draws
- Ducted reverse cycle air conditioning vent
- Ceiling fan



## ENSUITE BATHROOM 2.5m x 2.0m

- Corner shower with quality fittings
- Undermounted single sink vanity with granite benchtops and underbench cupboards and draws
- Vanity mirror and vanity light
- Stylish partial wall tiling and tiled floors
- Large window dressed by venetian blinds
- Glass sliding door leading out to small courtyard
- Security screen door



## BEDROOM 2 4.5m x 3.6m

- Carpet floor coverings
- 2.8m ceilings and wide decorative cornices
- Large window dressed by sheer curtains
- Timber veneer paneling feature wall
- Built in wardrobe (hanging and shelf) with mirrored doors
- Ducted reverse cycle air conditioning vent
- Ceiling fan with light



## BEDROOM 3 4.0m x 3.0m

- Carpet floor coverings
- 2.8m ceilings and wide decorative cornices
- Chandelier light fitting
- Built-in wardrobe (hanging and shelf) including dresser table
- Ducted reverse cycle air conditioning vent
- Large window dressed by drapes





## BEDROOM 4 3.6m x 2.7m

- Carpet floor coverings
- Large window overlooking gardens and dressed by drapes
- 2.8m ceilings and decorative cornices
- Built-in cupboard



## FAMILY ROOM 4.1m x 3.1m

- Nestled between formal loungeroom and entertainment/rumpus room
- Parquet floor coverings
- 2.8m ceilings and wide decorative cornices
- Gas point and oil heater
- Ducted reverse cycle air conditioning vent
- Glass sliding doors partitioning loungeroom and entertainment/rumpus room



## ENTERTAINMENT/RUMPUS ROOM 8.0m x 6.5m

- Very spacious room with exposed timber beams
- Shaggy lime green carpet tiled floor coverings
- 2.8m ceilings
- Built-in bar with sink
- Westinghouse reverse cycle wall air conditioner
- Ducted reverse cycle air conditioning vent
- Large windows and glass sliding doors leading outside dressed by sheer curtains
- Storage cupboard
- TV point
- Antique wall light fittings



## MAIN BATHROOM 2.7m x 2.6m

- Modern bathroom with full size bathtub
- Corner shower with quality fittings
- Large single sink vanity with underbench cupboards
- Timber framed vanity mirror
- Stylish partial wall tiling and tiled floors
- Heated towel rack
- 2.8m ceilings and wide cornices





## LAUNDRY 3.6m x 1.9m

- Stainless steel sink
- Underbench cupboards including dirty laundry cupboard
- Broom cupboard
- Tiled floors
- Auto taps
- External pedestrian access door
- Large window overlooking back yard



## GRANNY FLAT LOUNGEROOM 4.8m x 4.2m

- Situated at the back of the carport
- Carpet floor coverings
- Large windows dressed by roller blinds and curtains
- Storage shelf
- Built-in cupboard



## GRANNY FLAT BATHROOM 2.1m x 1.9m

- Shower & toilet
- Single sink vanity with underbench cupboards and draws
- Vanity mirror
- Tiled floors
- Partial wall tiling with feature tiles



## STORAGE AREA AT BACK OF CARPORT 7.0m x 2.4m

- Situated at the back of the carport
- Concrete floors
- Plenty of shelving and space for storing items





## DOUBLE DOUBLE LENGTH CARPORT



## UNDERCOVER BBQ AREA



## REAR LANE ACCESS



## COURTYARD



## IMPROVEMENTS

### COMFORTS

- Stellar gas hot water system (natural gas connection)
- External TV antenna
- 2 x Linen cupboards in laundry
- Carrier ducted and zoned reverse cycle air conditioning unit
- Ceiling fans throughout
- Disused oil heater in family room
- Westinghouse reverse cycle wall air conditioning unit in entertainment/rumpus room
- Wall clothesline
- Wifi internet connection
- Back to base alarm system
- Automatic watering system

- A meticulously designed and quality built country classic 4 bedroom brick veneer home with tiled roof filled with character and charm
- Double double length carport
- 5.5m x 2.4m approx. undercover BBQ area on concrete floors with external power points
- 9.0m x 5.7m courtyard outside kitchen
- 3m x 3m tool shed
- Colorbond boundary fencing
- Wrought iron gates and internal fencing
- Plenty of sitting areas
- Outside toilet
- Gardeners oasis including citrus and fruit trees, flowering shrubs and shade trees
- Rear lane access



# 189 Dandaloo Street, Narromine

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**HOME SET BACK FOR PRIVATE SETTING**



**ESTABLISHED GARDENS**

**LAND SIZE**  
2,023 m2 approx.

**RATES**  
\$3,283.30 pa approx.

**AGE OF HOUSE**  
Built in approx. 1964



**FULLY FENCED BACKYARD**

**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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