

FOR SALE

OFFERS INVITED !



REDDEN FAMILY

— *Real Estate* —



1 Gilgai Court, Dubbo

WHERE DREAMS ARE MADE !



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4 + office



2



4+



www.reddenfamily.com.au

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FOR SALE



WELCOME TO YOUR DREAM HOME !

WHERE DREAMS ARE MADE!

Privately positioned at the start of a quiet cul-de-sac in a prime Southlakes Estate location, is where you will find this beautifully crafted home that has been built to a very high standard. Upon entry you will fall in love with the style and space that this property has to offer starting with the wide welcoming entranceway complemented by high ceilings, luxury timber design vinyl planks and white plantation shutters throughout. Standing on 2,069 m2 block of land, this amazing home provides supreme comfort and true liveability including a free flowing open plan design accompanied by lovely rural views. Entertainers will love the gourmet kitchen complete with quality appliances including a double oven, Caesarstone benchtops, a large island bench complemented by stylish pendant lighting as well as a huge walk in butlers pantry which includes a round stainless steel sink, dishwasher and plenty of bench and storage space to appease even the Tupperware extremist. The kitchen is open plan to the light filled meals and family area. The family room is finished with a TV recess and stylish custom-made TV cabinet with Caesarstone benchtops and underbench cupboards which opens out to a large undercover outdoor back patio as well as an open pergola area both having access from either the family room or kitchen bringing outdoor entertaining indoors whilst also offering a lovely rural outlook. The north facing media room is separate from the family room and is nestled at the front of the home allowing lots of natural sunlight to enter the room. The room also has a TV recess with a custom-made TV cabinet complete with Caesarstone benchtop and underbench cupboards. The generously sized master bedroom is also

positioned at the front of the home and comes complete with a very large walk in wardrobe with plenty of hanging space and shelves and a large window providing plenty of light and is accessible from both the ensuite bathroom and bedroom. The huge ensuite bathroom offers a massive double shower with quality feature tiles and double sink vanity plus a separate toilet. Adjoining the master bedroom is a large home office which could also be utilised as a nursery which is also north facing allowing lovely natural sunlight to enter the room. All other bedrooms are located away from living areas and are spacious and benefit from built-in wardrobes and ceiling fans. The main bathroom is modern with stylish tiles and has a separate powder room and the laundry has ample storage cupboards and bench space. Completing this wonderful package is an abundance of storage cupboards and zoned heating and cooling. Outdoor entertaining will be an absolute pleasure with your choice of sitting under the large under-roof back decking area or stargazing at the stars under the open pergola area which also overlooks the sparkling inground swimming pool, manicured lawns and gardens and way beyond. For those that love to tinker in the shed, you will appreciate the 10m x 10m colorbond shed and skillion. The property has a fully-fenced backyard which is accessible through the drive through garage. This outstanding residence provides a home of style and space and has all the necessary requirements for an enjoyable family lifestyle where dreams can be made.

KITCHEN - 5.4m x 4.6m

- Open plan to meals and family & elegantly framed with white and matt black cabinetry
- Built-in stainless steel undermount sink built into island bench
- Double Franke wall oven
- Franke gas cooktop (5 burner)
- Pull out rangehood
- Stylish 40 mm Caesarstone benchtops and island bench with lovely pendant lighting
- Stylish feature tile splashback
- Generous fridge space
- Glass sliding door leading out to pergola
- 2.9m ceilings



WALK IN BUTLERS PANTRY

- Huge butler's pantry with stylish large black tiled splashback
- Round stainless steel sink
- Stainless steel Franke dishwasher
- Caesarstone benchtops with underbench cupboards and draws
- Ample shelving
- Large full length double hung window allowing lovely natural sunlight to enter area
- Luxury timber design vinyl floor planks
- Ducted reverse cycle air conditioning vent
- 2.9m ceilings



MEALS AREA - 5.0m x 4.0m

- Open plan to kitchen and family room
- Luxury timber design vinyl floor planks
- Ducted reverse cycle air conditioning vent
- Stylish pendant lighting and downlighting
- Buffet niche
- 2.9m ceilings



LIVING ROOM - 5.0m x 4.1m

- Open plan to meals, kitchen and back patio bringing outdoor entertaining inside
- Ample windows and large glass sliding door with screens providing a lovely light filled room
- Ducted reverse cycle air conditioning vent
- Custom made TV cabinet built into niche with Caesarstone benchtop and underbench cupboards
- TV point including bracket
- Downlighting
- Windows and sliding door dressed by stylish roller blinds
- Ceiling fan
- 2.9m ceilings



MEDIA ROOM - 6.1m x 4.2m

- Beautifully appointed at the front of the home which is north facing
- Double sliding doors separating meals and family
- Quality carpet floor coverings
- Custom made TV cabinet built into niche with Caesarstone benchtop and underbench cupboards as well as display shelving
- Ducted reverse cycle air conditioning vent
- Stylish ceiling fan
- Triple double hung windows dressed by white plantation shutters
- Lovely light filled room
- 2.9m ceilings



STUDY/BEDROOM 5 - 4.2m x 3.7m

- North facing room nestled beside the main bedroom which could easily be utilised as a 5th bedroom or nursery
- Quality carpet floor coverings
- Double double hung windows dressed by white plantation shutters
- 4 door built-in wardrobe with hanging and shelves
- Ducted reverse cycle air conditioning vent
- Ceiling fan
- 2.9m ceiling



MASTER BEDROOM - 4.6m x 4.7m

- North facing room privately positioned at front of home
- Quality carpet floor coverings
- Ducted reverse cycle air conditioning vent
- White ceiling fan
- TV point including bracket
- Triple double hung windows dressed by white plantation shutters and sunblock curtains
- 2.9m ceiling



WALK IN WARDROBE - 4.7m x 1.9m

- Huge wardrobe with two entry points from bedroom and ensuite bathroom
- Quality carpet floor coverings
- Ample storage including double hanging, long hanging and shelves
- Full length double hung window dressed by roller blind
- 2.9m ceiling



ENSUITE BATHROOM - 5.2m x 2.5m

- Generously sized ensuite with grey and white colour scheme and large oblong shaped window
- Stylish floor and wall tiling
- Large twin sink with underbench cupboards and draws
- Large vanity mirror
- Very large shower with twin large showerheads including hands free and quality tapware
- Large niche with stylish feature tile
- Private toilet
- Combined heating and exhaust tastic light



BEDROOM 2 - 3.6m x 3.2m

- Generously sized north facing bedroom with 2.9m ceilings
- Quality carpet floor coverings
- Triple double hung window dressed by white plantation shutters and sunblock curtains
- 2 door built-in wardrobe (hanging & shelving)
- Ducted reverse cycle air conditioner vent
- White ceiling fan
- Downlighting



BEDROOM 3 - 3.6m x 3.2m

- Generously sized north facing bedroom with 2.9m ceilings
- Quality carpet floor coverings
- Triple double hung window dressed by white plantation shutters and sunblock curtains
- 2 door built-in wardrobe (hanging & shelving)
- Ducted reverse cycle air conditioner vent
- White ceiling fan



BATHROOM 4 - 4.4m x 3.2m

- Generously sized bedroom with 2.9m ceilings
- Quality carpet floor coverings
- Large window dressed with stylish roller blind
- 2 door built-in wardrobe (hanging & shelving)
- Ducted reverse cycle air conditioner vent
- White ceiling fan



MAIN BATHROOM - 3.5m x 2.2m

- Spacious bathroom with grey and white colour scheme
- Single sink vanity with underbench cupboards and draws
- Vanity mirror
- Full size bathtub elegantly framed by tiles
- Large shower with hands free showerhead and quality tapware
- Tiled floors and partial wall tiling
- Separate powder room
- Combined heating and exhaust tastic light
- Large obscure window over bathtub



LAUNDRY - 3.5m x 1.4m

- Spacious room conveniently located at the back of the home
- Built-in stainless steel sink with quality tapware
- Good bench space and ample overhead and under-bench cupboards
- Broom cupboard
- Tiled floors and dramatic black splashback tiling
- Stylish white brick splashback tiles
- Exhaust fan
- Glass sliding door leading out to rotary clothesline



POWDER ROOM

- Conveniently located next to bathroom and in hallway close to bedrooms
- Grey and white colour scheme
- Single sink vanity with tiled splashback, underbench cupboards and quality tapware
- Vanity mirror
- Toilet



BACK PATIO - 6.0m x 3.8m

- Spacious undercover decking area with gable roof and lovely rural outlook
- Stainless steel ceiling fan
- TV point including bracket
- Downlighting
- Conveniently located next to family room and open pergola area being a perfect spot for entertaining



OPEN BACK PERGOLA 6.5m x 6.0m

- Perfect spot to chillax whilst taking in the rural views or a perfect spot to sit and watch the kids play in the pool
- Open area so you can map out the southern cross or just watch the stars
- Merbau timber decking



SPARKLING INGROUND POOL 10.0m x 4.4m

- Sparkling inground pool elegantly framed with silver grey pavers
- Flat top aluminium pool fencing
- Low maintenance garden
- Manual pool equipment included

NB: Robotic pool cleaner is EXCLUDED from the sale



DETACHED COLORBOND SHED & SKILLION 10m x 10m

- Located at the back of the block and accessible through drive through garage
- Great workshop area or place to tinker
- Double single roller doors
- Window and pedestrian entrance door
- Concrete slab and power connected





BIRDS EYE VIEW



HUGE BACK YARD



LOVELY RURAL OUTLOOK



ROOM FOR FIRE PIT & VEGE GARDENS



ROOM TO PETS & KIDS TO PLAY

COMFORTS

- 2 x Rheem 27 gas continuous hot water services (natural gas connection)
- Daikin ducted and zoned reverse cycle air conditioning
- Ceiling fans throughout
- External TV antenna
- Rotary clothesline
- An abundance of storage cupboards including 2 door plus 3 door linen cupboards in hallway
- 2 x 10,000 litre rainwater tanks plus 1 x 5,000 litre rainwater tank
- Fully automatic watering system to front and back yards
- NBN to premises
- Low maintenance landscaped gardens



LAKE & RIVER WALKWAYS AT YOUR FOOTSTEPS



FRONT DECKING



GOOD RAINWATER STORAGE

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FOR SALE

IMPROVEMENTS

- Quality built by BCG and only 5 years young
- A spacious brick veneer and rendered executive home
- Double panel lift lock up garage with auto door which is drive through via single lock up roller door at the rear
- 10m x 10m approx. detached colorbond shed with skillion on concrete floors and power connected
- 3m x 3m approx. detached garden shed on road base
- 10m x 4.4m approx. sparkling inground swimming pool
- Fully automatic watering system to front and back
- Great outdoor entertainment and sitting areas

LAND SIZE
2,069 m2 approx.

RATES
\$4,156.43 pa approx.

SIZE OF HOUSE
362.38m2 approx. (39.01 squares)
not including open pergola

AGE OF HOUSE
Built by BCG Building in 2018



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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