

FOR SALE



REDDEN FAMILY
— *Real Estate* —



44 Narragal Street, GEURIE

PRICE GUIDE: \$500,000-\$530,000



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Dubbo NSW 2830



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**42-44 Narragal Street,
GEURIE**

FOR SALE



**KITCHEN
4.7m x 3.3m**

- Open plan to dining room
- Double stainless steel sink
- Tiled Splashback
- Euromaid electric wall oven
- Gas cooktop
- Volcan rangehood
- Dishlex dishwasher
- Slate floor coverings
- Full timber kitchen with laminate benchtop including a breakfast bar and walk in pantry
- Large window dressed by vertical blinds

**DINING ROOM
4.0m x 3.2m**

- Open plan to kitchen with lovely timber raked ceiling
- Slate floor coverings
- TV point
- Large glass sliding door leading out to enclosed pergola area dressed by vertical blinds



COUNTRY CALM!

Situated in the sleepy picturesque township of Geurie and in an elevated position just a hop skip and jump from Geurie Public School, Geurie Railway Station, General Store and the Pub is where you will find this neat and tidy half acre holding. Set on 2,023 m2 with both side and rear lane access to the back yard, this neat and tidy home with low maintenance cottage gardens is sure to please a variety of buyers. Here you will find a much loved and spacious residence featuring 4 generously sized bedrooms, the main bedroom benefitting from a walk in wardrobe and ensuite bathroom. All bedrooms are positioned away from living areas and enjoy ceiling fans. The cosy loungeroom is positioned at the front of the home and boasts large windows allowing lovely natural

sunlight to enter the room. Moving through you will be greeted by a well appointed full timber kitchen complete with walk in pantry, electric wall oven, gas cooktop and including a dishwasher and breakfast bar which is open plan to the dining room featuring slate floor tiles and raked timber ceilings. The 3 way bathroom and laundry are both of good size and outdoor entertaining will be a pleasure in the fully screened and undercover outdoor entertaining area which is accessible from the glass sliding door in the dining room. Car accommodation has also been taken care of with the attached double garage and also the detached shed which is positioned at the back of the block offering a nice quiet and peaceful space for those that like to tinker or put on their creative skills. This one is worthy of your inspection !



**LOUNGEROOM
7.5m x 4.2m**

- Nestled at the front of the home
- Large windows dressed by lace curtains and vertical blinds
- Carpet floor coverings
- TV point
- Gas point
- Reverse cycle split system air conditioner
- Ducted evaporative cooling vent

BEDROOM 1 3.5m x 3.3m

- Carpet floor coverings
- Walk in wardrobe
- Large glass sliding door leading out to covered area dressed by lace curtains and vertical blinds
- TV point
- Ceiling fan with light
- Ducted evaporative cooling vent
- Ensuite bathroom

BEDROOM 2 3.1m x 2.4m

- Carpet floor coverings
- Built-in wardrobe
- Ceiling fan with light
- Ducted evaporative cooling vent
- Large window dressed by lace curtains and vertical blinds

BEDROOM 3 3.0m x 3.7m

- Carpet floor coverings
- Built-in wardrobe
- Ceiling fan with light
- Ducted evaporative cooling vent
- Large window dressed by sheer curtains and vertical blinds

BEDROOM 4 3.1m x 3.0m

- Carpet floor coverings
- Built in wardrobe
- Ceiling fan with light
- Ducted evaporative cooling vent
- Large window and smaller window dressed by vertical blinds
- NBN box



MAIN BATHROOM 3.2m x 3.5m

- 3-way entry
- Single sink vanity with timber underbench cupboards and draws
- Vanity mirror and lighting as well as overhead cupboard
- Large shower with glass shower screens
- Full size bathtub
- Separate toilet
- Exhaust fan
- Tiled floors and partial wall tiling
- Linen cupboard linen



ENSUITE BATHROOM - 1m x 3.3m

- Single sink vanity with underbench cupboards and shaving cabinet with mirrored doors
- Shower with glass sliding doors
- Toilet
- Heating and exhaust fan
- Tiled floors and partial wall tiling

COMFORTS

- Vulcan electric hot water system - 460 litres
- Insulation to roof and walls
- Gas point for heating
- Ducted evaporative cooling
- Ceiling fans
- Reverse cycle split system air conditioner
- Rotary clothesline
- Linen cupboard and broom cupboard
- External TV antenna
- Town water
- NBN connected
- Side access and rear lane access



LAUNDRY - 1.6m x 3.3m

- Freestanding stainless steel tub
- Auto taps
- Storage shelves
- Broom cupboard
- Tiled floors
- External access with full length fixed glass window dressed by sheer curtain

42-44 Narragal Street GEURIE

FOR SALE



LARGE SHED



SIDE & REAR LANE ACCESS

LAND SIZE
2,023 m2 approx.

RATES
\$2,273.09 pa approx.

AGE OF HOUSE
Not known

IMPROVEMENTS

- A spacious brick veneer and colorbond roof residence with double lock up garage in elevated position
- 6m x 3m approx. fully screened and covered pergola area
- Large shade cloth covered sitting area outside main bedroom
- Detached 9.2m x 6m approx. colorbond shed with double lock up roller doors and pedestrian access and 2 x whirly birds
- Small garden shed
- 10,000 rainwater storage tank on shed
- A variety of colourbond and rural fencing

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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