

FOR SALE

OFFERS INVITED !



REDDEN FAMILY

— *Real Estate* —



8 Peppercorn Place, Dubbo

GRANDEURS ON THE HIGHEST SCALE!



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Dubbo NSW 2830



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6 + Office



5



7+



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**8 Peppercorn Place
Dubbo**

FOR SALE



WELCOME TO YOUR DREAM HOME !

GRANDEURS ON THE HIGHEST SCALE !

Get ready as it doesn't get any bigger than this!!! This magnificent homestead, consisting of 6 bedrooms, split on two levels and set on a 4,000 m2 block of land, in a quiet cul-de-sac location in East Dubbo. This home is large enough to not only house your large family but also your extended family. All 6 bedrooms are spacious, 4 have ensuite bathrooms and 3 have walk in wardrobes. All 5 bathrooms are modern in design with a soft grey palette and custom made vanities. The open plan family, dining and kitchen boasts exquisite Jarrah timber feature cathedral ceilings and large windows that take in the manicured lawns and gardens and the established white gum trees that line Troy Creek that abuts the bottom boundary. Upstairs enjoys 4 spacious bedrooms, a library, office, gourmet kitchen complete with 1,100mm Chile Red Belling Stove with matching canopy rangehood, dishwasher and

microwave/convention oven as well as ample storage cupboards and bench space including black granite benchtops. The kitchen also enjoys an island bench and breakfast bar. Access downstairs via a spiral staircase where you will be greeted by a huge rumpus room, pool room, gym, 2 bedrooms, 2 way bathroom, large storage room and a safe/wine cellar. Outside there is a huge L-shaped covered decking area that is accessible from the master bedroom and the kitchen/dining. There is an outside powder room, built-in BBQ area, designated fire pit area, resort style inground swimming pool with covered gazebo at entrance and beautiful landscaped gardens that are enjoyed by the many birds and will be a pleasure to explore! There is so much on offer and to see so best to contact Michael Redden on 0409 844 036 to arrange your very own private tour. You must see to believe!

KITCHEN - 5.6m x 4.4m

- Beautiful Jarrah timber cathedral ceiling
- Open plan to dining room
- Built-in black double sink
- Tiled floor coverings with underfloor heating
- 1,100mm Chile Red Belling Stove with matching canopy rangehood
- Stainless steel Miele dishwasher
- Belling microwave/convention oven
- Stylish black granite benchtops and island bench including a breakfast bar with lovely pendant lighting
- Black brick tile and granite splashback
- Full timber kitchen cabinetry with ample draws & cupboards
- Built-in wine rack
- Generous fridge space
- Pantry and appliance cupboards



DINING ROOM - 5.2m x 4.0m

- Open plan to kitchen and framed by beautiful Jarrah timber cathedral ceiling and framed by large windows providing a lovely outlook over landscaped gardens down to the creek
- Glass timber french doors leading out to decking
- Tiled floors with underfloor heating
- Ducted reverse cycle air conditioning vent



FAMILY ROOM - 8.1m x 6.0m

- Beautiful Jarrah timber cathedral ceilings coupled with large fixed windows allowing lovely natural sunlight to enter the room and offering an enjoyable outlook over landscaped gardens down to creek
- Tiled floor and carpet floor coverings with underfloor heating
- Gas log fire framed by Jarrah timber mantle piece
- Ducted reverse cycle air conditioning vent
- Ceiling fan
- TV niche with TV bracket



LIBRARY - 4.1m x 4.1m

- Nestled at the front of the home and framed by columns and decorative panel ceilings as well as high ceilings, decorative cornices and wide skirting boards
- Quality carpet floor coverings
- Large window dressed by timber venetian blind
- Ducted reverse cycle air conditioning vent
- Custom made built in Jarrah book shelves



OFFICE - 3.2m x 2.6m

- Quality carpet floor coverings with underfloor heating
- Large window dressed by timber venetian blind
- Custom made built in Jarrah shelving and office desk
- Ducted reverse cycle air conditioning vent
- High ceilings, decorative cornices and wide skirting boards



SITTING ROOM/NURSERY - 4.8m x 3.0m

- Adjoins master bedroom and is framed by large glass windows and glass french doors leading out to decking
- Quality carpet floor coverings with underfloor heating
- High ceilings, decorative cornices and wide skirting boards
- Stylish pendant lighting framed by decorative ceiling cove
- Ducted reverse cycle air conditioning vent
- TV point and data points
- Alarm pad

MASTER BEDROOM - 5.0m x 4.0m

- Enter through sitting room via glass french doors
- Large windows dressed by drapes and fabric pelmet which overlooks landscaped gardens right down to creek
- Quality carpet floor coverings with underfloor heating
- TV point including bracket
- Ducted reverse cycle air conditioning vent
- Ceiling fan framed by decorative ceiling cove
- Stylish bedside pendant lighting
- High ceilings, decorative cornices and wide skirting boards



WALK IN WARDROBE

- Very spacious wardrobe
- Quality carpet floor coverings
- Double hanging, long hanging and shelves
- Mirror
- Decorative cornices

ENSUITE BATHROOM 1 - 4.7m x 2.3m

- Generously sized ensuite
- Exquisite free standing natural stone bathtub with lovely garden outlook
- Charming matt *Flower Sea* floor tiles
- Stylish taupe floor to ceiling wall tiles
- Custom made floating timber vanity with Caesarstone benchtop and underbench draws and large oval vessel sink
- Custom made timber vanity mirror
- Large shower with glass screen doors and fixed showerhead including a niche
- Toilet
- Exhaust fan and downlighting



BEDROOM 2 - 4.1m x 3.7m

- Generously sized bedroom with high ceilings, decorative cornices and wide skirting boards
- Quality carpet floor coverings with underfloor heating
- Large window dressed by timber venetian blind
- Walk in wardrobe with hanging and shelves
- Ducted reverse cycle air conditioner vent
- Ceiling fan
- Stylish bedside pendant lighting

ENSUITE BATHROOM 2 - 2.2m x 1.8m

- Generously sized ensuite
- Charming matt *Flower Sea* floor tiles
- Stylish taupe floor to ceiling wall tiles
- Custom made floating vanity with timber benchtop and underbench draws and oval vessel sink
- Custom made vanity mirror
- Large shower with glass screen doors and fixed showerhead including
- Toilet
- Exhaust fan and downlighting



BEDROOM 3 - 4.4m x 3.4m

- Generously sized bedroom with high ceilings, decorative cornices and wide skirting boards
- Quality carpet floor coverings with underfloor heating
- Large windows dressed by timber venetian blinds
- Built-in wardrobe with hanging and shelves
- Ducted reverse cycle air conditioner vent
- Ceiling fan
- Stylish bedside pendant lighting

BATHROOM 3 - 2.0m x 1.8m

- Located near bedroom 3
- Charming matt *Flower Sea* floor tiles
- Stylish taupe floor to ceiling wall tiles
- Custom made floating vanity with timber benchtop and underbench draws and oval vessel sink
- Custom made vanity mirror
- Large shower with glass screen doors and fixed showerhead and a niche
- Toilet
- Exhaust fan and downlighting



BEDROOM 4 - 4.7m x 3.6m

- Generously sized bedroom with high ceilings, decorative cornices and wide skirting boards
- Quality carpet floor coverings with underfloor heating
- Large window dressed by timber venetian blind
- Walk in wardrobe with hanging and shelves
- Ducted reverse cycle air conditioner vent
- Ceiling fan
- Daikin reverse cycle split system air conditioner



ENSUITE BATHROOM 4 - 2.2m x 1.8m

- Generously sized ensuite
- Charming matt *Flower Sea* floor tiles
- Stylish taupe floor to ceiling wall tiles
- Custom made floating vanity with timber benchtop and underbench draws and oval vessel sink
- Custom made vanity mirror
- Large shower with glass screen doors and fixed showerhead
- Toilet
- Exhaust fan and downlighting



LAUNDRY - 3.1m x 3.0m

- Spacious room
- Auto taps
- Quality tiled floor tiles with underfloor heating
- Partial wall tiling with feature tile
- Laminate benchtop with built-in stainless subs tub and stainless steel mixer tapware
- Good bench space and underbench storage cupboards
- Double door linen cupboard
- Timber and glass external door with keypad entry
- High ceilings and decorative cornices
- Ducted reverse cycle air conditioning vent



CLUBHOUSE - 8.0m x 5.3m

- Located downstairs underneath spiral staircase
- Large tiled floor coverings
- Jarrah feature walls
- Built-in rustic bar
- TV point including bracket
- Ducted reverse cycle air conditioning vent
- Downlighting
- High ceilings
- Glass french door leading out to covered patio
- Full length glass windows to take lovely natural sunlight and overlooking the landscaped gardens and allowing



BILLIARD ROOM - 5.4m x 4.5m

- Open plan to Clubhouse
- Full size Jarrah and slate pool table and light are included in the sale
- Large tiled floor coverings and carpet floor rug
- Stylish feature wall panelling
- Ducted reverse cycle air conditioning vent
- High ceilings, wide decorative cornices and wide skirting boards
- Downlighting



GYM - 4.9m x 3.9m

- Large tiled floor coverings
- Large window dressed by timber venetian blind
- High ceilings, wide decorative cornices and wide skirting boards
- Stylish feature wall panelling
- Downlighting
- Ducted reverse cycle air conditioning vent
- Access to single lock-up garage and workshop
- External access to undercover patio



BEDROOM 5 - 4.8m x 4.3m

- Generously sized bedroom with high ceilings, wide decorative cornices, decorative ceiling cove and wide skirting boards
- Quality carpet floor coverings
- Large windows and glass french door leading out to covered patio dressed by timber venetian blinds
- 3 door built-in wardrobe with hanging and shelves
- Ducted reverse cycle air conditioner vent
- Daikin reverse cycle split system air conditioner
- TV point including bracket
- Access to 2 way bathroom



TWO WAY BATHROOM - 2.7m x 2.4m

- Generously sized bathroom
- Charming matt *Flower Sea* floor tiles
- Stylish taupe floor to ceiling wall tiles
- Custom made floating vanity with timber benchtop and underbench draws and oval vessel sink
- Large shower with glass screen doors and fixed showerhead
- Toilet
- Exhaust fan and downlighting
- High ceilings and three step cornice
- Stainless steel towel rack



BEDROOM 6 - 5.2m x 4.8m

- Generously sized bedroom with high ceilings, wide decorative cornices and wide skirting boards
- Quality carpet floor coverings
- Large window dressed by timber venetian blind
- 4 door built-in wardrobe with hanging and shelves
- Ducted reverse cycle air conditioner vent



L-SHAPED DECKING

4.6m x 5.2m x 3.3m x 13.8m

- Elevated merbau decking with aluminium and glass panel balcony overlooking landscaped gardens right down to the creek
- High ceilings
- 2 x Stylish outdoor ceiling fans
- Downlighting
- Great spot to sit and listen to the birdlife in all the established trees



OUTDOOR BBQ AREA

- Undercover and large paved area
- Built-in stainless steel sink with stainless steel mixer tap
- Black granite benchtop
- Black high gloss underbench cupboards and draws
- Stainless steel and glass double door fridge
- Built-in Tucker stainless steel hooded BBQ
- Charcoal grey timber look tiled splashback



INGROUND KIDNEY SHAPE POOL

9m x 4m

- Beautiful private setting
- Slate tile inground pool with jets on steps framed by large quality pavers and eco-decking
- Rockery
- Glass panel and aluminium boundary fencing with 2 x gate access points
- Colorbond pool shed with pool equipment
- Robotic cleaner included in the sale



GAZEBO & FIRE PIT AREA

- Nestled beside BBQ area and inground pool
- Perfect spot to sit and watch the kids play in the pool
- Framed by brick wall and large pavers



UNDERCOVER PATIO

- Nestled outside downstairs bedroom 5
- Stencil concrete floors
- Great space to sit and listen to the birds or the bubbling Troy Creek when flowing





PICTURE PERFECT



GARDEN SHED



ACCESS TO TROY CREEK



TROY CREEK AT YOUR BACK GATE



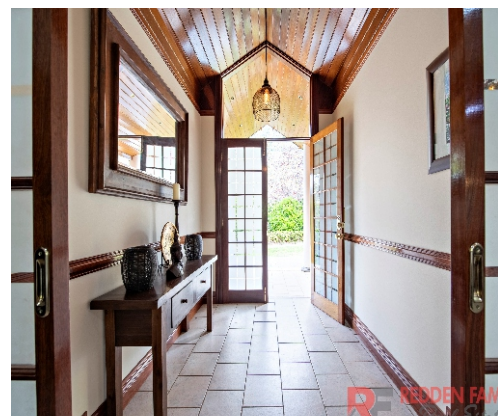
PLENTY OF ROOM TO PLAY

COMFORTS

- 2 x Vulcan Everlot hot water system - 400 litres
- Gas log fire in family room
- Ceiling fans throughout
- Actron Air zoned and ducted reverse cycle air conditioning
- Pyro Tenax underfloor heating throughout first floor
- Reverse cycle split system air conditioners
- External TV antenna
- Wall clothesline
- Powder room near laundry which services outdoor areas
- An abundance of storage cupboards including walk in storage downstairs
- Safe/wine cellar downstairs
- Swimming pool equipment including Robotic pool cleaner
- Massive underground rain water tank
- Back to base alarm system



OUTDOOR DINING



FORMAL ENTRANCE



BEAUTIFUL GARDENSCAPE

HOUSE PLAN



GROUND FLOOR PLAN



DOWN STAIRS
FLOOR PLAN

8 Peppercorn Place, Dubbo

FOR SALE

IMPROVEMENTS

- A grandiose 6 bedroom brick veneer residence on two levels with a tiled roof
- Abundance of car accommodation both lock up garages and carports
- 9m x 4m kidney shape slate tile inground pool
- 3m x 3m tool shed
- Full watering system to lawns and gardens
- Side access to back yard
- Multiple outdoor entertainment areas and undercover sitting areas
- Magical formal and informal gardens
- Troy Gulley at your back gate

LAND SIZE
4,000 m2 approx.

RATES
\$4,187.32pa approx.

AGE OF HOUSE
Built in approx. 1996



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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