

FOR SALE



REDDEN FAMILY

— Real Estate —



4R Thurloo Road, Dubbo

OFFERS INVITED



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Dubbo NSW 2830



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GRAND ENTRANCE

AN EXCITING FAMILY LIFESTYLE PACKAGE !

An exciting family lifestyle package in Firgrove Estate awaits you and your family. Nestled in a battle-axe block that is spectacularly captured by bollard lights along the driveway as you make your way down to the residence. Here you will find a modern, quality built brick veneer homestead set on 1.5 hectares, offering you and your growing family the ultimate lifestyle package. Once here, you will be greeted by a stylish brick veneer and rendered 4/5 bedroom home with attached double carport. The kitchen is perfectly positioned in the heart of the home and comes complete with ample cupboard and bench space, Caesarstone benchtops, large walk in pantry, quality appliances and busy families will appreciate the long island bench with seating area which is essential for meal preparation time whilst multi-tasking in helping children with their homework. The kitchen is open plan to the meals and family room, all of which enjoy large porcelain tiled floor coverings. The family room features a TV recess and the large glass sliding door leads out to the undercover patio. The living room is separate to the family room and there is also an activity/rumpus room between bedrooms 2-4, allowing families to each enjoy their own viewing space. All bedrooms are generously sized, bedrooms 2 and 3 each enjoy their own walk in wardrobe and the master bedroom which is privately positioned away from the other bedrooms and living rooms, features a spacious walk in wardrobe and a screenless ensuite bathroom. The main bathroom includes a full size free standing bathtub and is also screenless. There is a home office/study for those that want to work from the comfort of their home or alternatively it can be utilised as a 5th bedroom. The laundry is conveniently located next to the carport providing great inside access on those rainy days which also provides good storage and bench space. Moving outside you will find the

undercover back patio which overlooks the sparkling resort style inground swimming pool perfected by the exquisite blade water feature. There is also a detached covered BBQ area which also overlooks the swimming pool and is positioned to enjoy overlooking the wide open spaces. The driveway leads to a massive detached 5 bay colorbond shed which comes equipped with its own amenities and has austar access offers plenty of accommodation for your caravan, boat, horse trailer, ride-on, trailer and more with enough space left over for some tinkering! Pony Club families will appreciate the open horse stable and attached 20 foot shipping container utilised as a tack shed which is fenced in separately from the house yard with excellent stock proof fencing. Kids and pets can roam freely as consideration has been provided with two separate fenced areas for pets. Completing this amazing package is low maintenance gardens and established trees and lawns easily maintainable by the automatic sprinkler system which services the house yard and driveway and the 15kW solar system will certainly help with your energy costs. If you are looking to escape the city limits to enjoy the peace and quiet and the wide open spaces, then make the lifestyle choice and join the many "Firgrove" families who are already enjoying large lot living as well as utilising the communities' amenities such as the unique golf course, tennis courts, cricket nets, BBQ area and walkways ! Don't miss this opportunity to have your own few acres with town block conveniences and being only minutes from Schools, Blueridge Business Park and Orana Mall. It really doesn't get much better than this with all the creature comforts you would like plus the convenience of town services & amenities. We welcome your call.

KITCHEN

4.8m x 4.6m

- Well appointed and open plan to meals and family
- Stylish taupe porcelain tiled floors
- Chile red glass splashback
- Black double sink in undermounted in island bench
- 900mm Stainless steel Airston combined electric oven and 5 burner gas cooktop
- Ariston stainless steel and glass rangehood
- Fisher & Paykel stainless steel dishwasher
- Caesarstone benchtops including an island bench with seating area with over head pendant lighting



BUTLERS PANTRY

4.6m x 1.4m

- Very spacious pantry and conveniently located beside kitchen
- L-shaped bench with laminate benchtops and underbench cupboards
- Stylish taupe porcelain tiled floors
- Ample shelving
- Tiled walls with feature tile
- Stainless steel and glass rangehood
- Downlighting



MEALS ROOM

3.5m x 3.0m

- Open plan with kitchen and family room
- Stylish taupe porcelain tiled floors
- Large glass sliding door with insect screen leading out to courtyard and dressed by sunblock curtains
- Display cupboard
- Downlighting



FAMILY ROOM **5.7m x 4.5m**

- Open plan to kitchen and meals
- Stylish taupe porcelain tiled floor coverings
- Ducted reverse cycle air conditioning vent
- Ceiling fan
- Large glass sliding door with insect screen dressed by sunblock curtains and leading out to undercover back patio
- 2 x double hung windows dressed by timber venetian blinds
- TV point and large TV niche
- Downlighting



LIVING/MEDIA ROOM **5.5m x 4.5m**

- Spacious room which is separate to the family and activity/rumpus room
- Double sliding door
- Quality carpet floor coverings
- TV point including bracket
- Bay window with 3 x double hung window dressed by timber venetian blinds
- Ducted reverse cycle air conditioning vent
- Downlighting



ACTIVITY/RUMPUS ROOM **4.7m x 3.5m**

- Located near bedrooms 2 to 4 and separate from family and living rooms
- Stylish taupe porcelain tiled floors
- Ducted reverse cycle air conditioning vent
- Ceiling fan
- 2 x double hung windows dressed by timber venetian blinds
- Double door built-in cupboard
- Large glass sliding door leading out to undercover back patio



STUDY/BEDROOM 5 **3.0m x 2.9m**

- Stylish wide vinyl timber look floor planks
- Double hung window dressed by fabric curtain
- Built-in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- Plenty of data points



MASTER BEDROOM

4.5m x 3.9m

- Privately positioned away from living areas and other bedrooms
- Quality carpet floor coverings
- Large walk in wardrobe with ample shelves, draws and hanging space with triple windows allowing natural light to enter
- Walk in wardrobe with shelves and hanging space (2.6m x 1.8m)
- Triple double hung windows dressed by timber venetian blinds
- Ducted reverse cycle air conditioning vent
- Ceiling fan
- Stylish pendant bedside lighting
- TV point including bracket



ENSUITE BATHROOM

3.2m x 2.0m

- Stylish taupe floor to ceiling wall tiles and tiled floors with underfloor heating
- Stylish hung vanity with Caesarstone bench, undermount single sink and underbench draws
- Large bevelled vanity mirror
- Large screenless shower
- Private toilet
- Exhaust fan
- Double hung obscure window



BEDROOM 2

3.5m x 3.5m

- Spacious bedroom
- Quality carpet floor coverings
- Double double hung windows dressed by stylish roller blinds
- Walk in wardrobe with hanging and shelves
- Ducted reverse cycle air conditioning vent
- Ceiling fan with light



BEDROOM 3

3.5m x 3.5m

- Spacious bedroom
- Quality carpet floor coverings
- Triple awning windows dressed by stylish roller blind
- Walk in wardrobe with hanging and shelves
- Ducted reverse cycle air conditioning vent
- Ceiling fan with light
- TV point including bracket

BEDROOM 4

3.4m x 3.4m

- Spacious bedroom
- Quality carpet floor coverings
- Large window dressed by timber venetian blind
- Built-in wardrobe with hanging and shelves
- Ducted reverse cycle air conditioning vent
- Ceiling fan with light
- TV point including bracket



MAIN BATHROOM

3.4m x 3.2m

- Full size free standing bathtub
- Large screenless shower
- Toilet
- Single sink vanity with stylish cabinetry including underbench cupboards and draws and overhead vanity mirror
- Floor to ceiling wall tiles and lovely feature tiling behind bathtub
- Tiled floors with underfloor heating
- Downlighting
- Exhaust fan
- 3 x double hung obscure windows



LAUNDRY

3.2m x 2.9m

- Spacious laundry
- Large tiled floor coverings
- Tiled splashback
- Auto taps
- Built-in stainless steel tub with mixer tap
- Laminate benchtops and stylish underbench cupboards and draws
- Timber and glass external access door
- Access to carport



UNDERCOVER BACK PATIO

4.7m x 4.7m

- Undercover area overlooking swimming pool
- Accessible from both family and rumpus room
- Merbau timber deck flooring
- Timber ceiling fan
- Small corrugate decorative ceiling
- Downlighting
- External power points



DETACHED BBQ AREA



DESIGNATED FIRE PIT AREA



RESORT STYLE INGROUND POOL



PET ENCLOSURE



COMFORTS

- 15kW solar system
- Solar hot water system for house and pool
- External TV antenna
- Daikin ducted reverse cycle air conditioning
- Ceiling fans throughout
- Rotary clothesline
- Town water and septic tank
- Bottled gas connection
- Linen cupboard at end of hallway
- Lit driveway by stylish bollards
- Automatic watering system to gardens and lawns including driveway
- House yard sectioned to allow kids and pets to play free and independently

IMPROVEMENTS

- A very spacious 4/5 bedroom brick veneer home with colorbond roof and a double carport
- 4.7m x 4.7m approx. undercover back patio
- Detached 6.7m x 6.7m BBQ on concrete slab with power, 2 x ceiling fans and external power points
- 11m x 3m resort style inground swimming pool with stylish tiled blade water feature, pool lights and shade sail (all pool equipment including robotic cleaner and pool cover including in sale)
- Detached 20m x 8m 5 bay insulated colorbond shed with attached awning. Shed comes complete with 3 phase power, shower and toilet
- Open horse stable with 20 foot shipping container utilised as tack shed
- Stock proof fenced horse yard
- Pet enclosures
- 2 x 10,000 litre (approx.) rainwater tanks

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COLORBOND SHED WITH 3 PHASE POWER

LAND SIZE

1.5 ha approx.

RATES & LEVIES

Council rates - \$2,293.46 pa approx.

Neighbourhood levies - \$300.00 pa approx.

AGE OF HOUSE

Built in approx. 2014

SIZE OF HOUSE

approx. 333.80 m2 or 35.93 squares

NB: Room measurements are approx. only



HOUSE PLAN

Redden Family Real Estate recommend you obtain the following:

Independent legal advice, Unconditional finance, Pest & building inspections

The enclosed information has been furnished to us by the property's owners. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

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