

FOR SALE



REDDEN FAMILY

— Real Estate —



REDDEN

103 Palmer Street, Dubbo

OFFERS INVITED



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**103 Palmer Street
Dubbo**

FOR SALE

**KITCHEN
4.0m x 2.5m**

- Centrally appointed
- Double stainless steel sink with mixer tapware
- Stylish large grey marble splashback tiles
- Matt black marble laminate benchtops including island bench
- Pantry
- Stylish vinyl floor planks
- Generous fridge space
- 800mm Bellini electric wall oven
- Schott electric hotplates
- Built-in rangehood
- Stainless steel Bosch dishwasher
- Generous microwave space
- Plenty of storage cupboards and bench space
- Power points with USB points
- Stylish pendant light fitting
- Large window dressed by day/night roller blinds



**DINING/FAMILY ROOM
4.6m x 3.8m**

- Conveniently positioned beside kitchen and outdoor entertaining area
- Stylish vinyl floor planks
- Ducted evaporative cooling vent
- Downlighting
- Plenty of large windows allowing natural sunlight to enter the room
- Large glass sliding door leading out to covered decking area



SOUTH DELIGHT!

If you are looking for a good size family home filled with character and charm in the lovely leafy South Dubbo then look no more! 103 Palmer Street is a beautifully renovated timber weatherboard residence conveniently located within a short stroll to either Tamworth Street shopping precinct or Boundary Road shops, South Dubbo Tavern, Primary and Secondary Schools, parklands and sporting ovals. Set on a good size 859.38 m2 block of land, you will be pleasantly surprised on what this south Dubbo home has to offer. Featuring four good sized bedrooms, all with built-in wardrobes, one is currently being utilised as an home office and the main bedroom enjoys a wall to wall mirrored built-in wardrobe and glass sliding door leading out to covered decking area and also an ensuite bathroom featuring stylish grey marble design tiles, twin marble vessel sinks on a floating vanity and black tapware and fittings. The front family room features polished cypress timber floorboards, high

ceilings, wide decorative cornices, picture railing and a cozy wood fire. The well-appointed and modern kitchen boasts matt black marble design laminate benchtops complemented by island bench, ample storage cupboards, large grey marble splashback tiles for easy care and stylish vinyl floor planks which is open plan to the generously sized dining room. The main bathroom offers a full size spa bath, exquisite octagonal tiles including feature tiling behind spa bath. Flowing from the dining room onto the elevated and private covered back decking where entertaining will be an absolute pleasure whilst overlooking the sparkling inground swimming pool with its very own covered sitting area, manicured lawns and shade trees. Outside you will also find a large front and private decking overlooking landscaped gardens and drive through single carport providing access to the back yard and a detached 6m x 4m colorbond shed/workshop complete with power and also a garden shed. This home will suit a range of buyers so contact us today!

**LOUNGEROOM
6.0m x 3.8m**

- Neatly positioned at the front of the home
- Polished timber floorboards
- Kent wood heater framed by a brick mantle piece
- Large sash windows dressed by timber venetian blinds
- High ceilings, picture railings and decorative cornices
- TV and foxtel point
- Ducted evaporative cooling vent
- Gas point



MAIN BEDROOM 4.8m x 4.5m

- Privately positioned at the back of the home with a large glass sliding door leading out to covered decking area
- Plush carpet floor coverings
- 4 door mirrored built-in wardrobe (hanging & shelves)
- High ceilings
- Ducted evaporative cooling vent
- Ducted gas heating vent
- Large window dressed by day/night roller blinds
- LED light fitting
- TV point
- Sunblock curtains on sliding door



ENSUITE BATHROOM 3.4m x 2.9m

- Spacious ensuite with large shower with twin shower heads including hand held showers
- Hung vanity has double natural marble stone vessel sinks on timber veneer benchtop with underbench draws
- Large mirrored shaving cabinet
- Toilet
- Tiled black marble floors
- Floor to ceiling large grey and white marble wall tiling with exquisite featuring tiling behind vanity and niche in shower
- Stylish black tapware and bathroom fittings



BEDROOM 2 3.6m x 3.4m

- Polished timber floorboards
- Large window dressed by day/night roller blinds and sunblock curtains
- Wall to wall built-in wardrobe (hanging & shelves)
- High ceilings, decorative cornices and picture railings
- Ducted evaporative cooling vent
- Ducted gas heating vent



BEDROOM 3 3.9m x 3.7m

- Polished timber floorboards
- Large corner sash windows dressed by timber venetian blinds
- 4 door built in wardrobe (hanging & shelves)
- High ceilings and picture railings
- Ducted evaporative cooling vent
- Ducted gas heating vent
- TV point (bracket excluded from sale)



BEDROOM 4

3.3m x 3.0m

- Polished timber floorboards
- Sash window dressed by venetian blind
- Built-in cupboards and draws including study nook (currently utilised as a home office but could easily be a 4th bedroom)
- High ceilings and picture railings
- Ducted evaporative cooling vent
- Ducted gas heating vent



MAIN BATHROOM

3.5m x 2.4m

- Beautiful space including full size spa bath elegantly framed by exquisite black marble octagonal tiles
- Shower is nestled beside spabath and has fixed glass shower screen and large shower head as well as hand held shower
- Niche
- Square single sink vessel sink on Caesarstone benchtop with underbench cupboards and draws
- Large vanity mirror
- Toilet
- Exquisite black marble octagonal floor tiles
- Large grey marble floor to ceiling wall tiles



LAUNDRY

2.3m x 2.0m

- Built-in stainless steel tub with laminate benchtop and underbench cupboards and grey marble design splashback
- Auto taps
- Black marble design tiled floors
- Linen cupboard
- Window dressed by venetian blind
- External access with security screen door



COVERED BACK DECKING

8.1m x 4.7m

- Timber decking
- Colorbond gable roof
- Rustic slab timber bench with underbench cupboards
- Ceiling fan
- TV point (bracket excluded)
- Canvas café blinds





SHED/WORKSHOP + GARDEN SHED



PRIVATE SETTING



LOVELY POOL SETTING



DRIVE THROUGH CARPORT



ESTABLISHED LAWNS & TREES

COMFORTS

- Everhot electric hot water system - 315 litres
- Bonaire ducted gas heating
- Bonaire ducted evaporative cooling with built-in dehumidifier (12 months old)
- Kent built-in wood heater
- External TV antenna and satellite dish
- Rotary clothesline
- Linen cupboard in laundry and hallway near main bedroom
- Town water/sewer
- NBN to premises connectivity
- 2 x whirly birds



FRONT DECKING

103 Palmer Street, Dubbo

FOR SALE



HOUSE & SITE PLAN

LAND SIZE
859.38 m2 approx.

RATES
\$3,041.34 pa approx.

AGE OF HOUSE
Built in approx. 1955s & recently renovated

IMPROVEMENTS

- A charming 4 bedroom timber weatherboard home with colorbond roof with double length carport in South Dubbo with beautiful established shade trees and gardens
- Detached shed/workshop and garden shed
- 9m x 4m kidney shape inground swimming pool with large undercover sitting area (salt chlorinator replaced 12 months ago) manual pool equipment included (creepy crawly excluded)

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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