

FOR SALE



REDDEN FAMILY
— *Real Estate* —



2 St James Close, Dubbo

PRICE GUIDE: \$350,000-\$370,000



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Dubbo NSW 2830



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**2 St James Close,
Dubbo**

FOR SALE



**KITCHEN
2.6m x 2.4m**

- Well appointed
- Stainless steel sink
- Tiled splashback
- Chef electric stove
- Chateaur rangehood
- Vinyl floor coverings
- Laminate benchtops with timber edging
- Large window overlooking picturesque gardens which is dressed by vertical blinds and café curtain
- Servery

MEALS AREA

- Plush carpet floor coverings
- Open plan to kitchen and family room
- Ducted evaporative air cooling vent
- Glass sliding door leading out breezeway with security screen sliding door dressed by sunblock curtains
- Gas point (gas heater excluded)



AFFORDABLE LIVING!

This beautifully presented and easy care townhouse is tucked away from the hustle and bustle in a quiet and private cul-de-sac in Eastridge Estate and would be a wonderful opportunity for those who are looking at downsizing or a great start for those first home buyers or a sound investment for investors who are seeking an immaculate single level 2 bedroom residence. Offering spacious bedrooms, both have built-in wardrobes and the main bedroom enjoys a ceiling fan as well as access to the main bathroom. The well-appointed kitchen is open plan to the meals and living area. The kitchen, bathroom and laundry are all in great condition. The kitchen comes complete with an upright stove, good bench and storage space and includes a servery.

Heating and cooling has been taken care of with ducted evaporative cooling and a gas point for heating. Solar panels have been installed which is sure to help ease energy costings. Moving from the living area to the L-shaped undercover outdoor entertaining area which is the perfect spot to sit and read a book and has plenty of room to cater for those family get togethers. Completing this wonderful package is a single lock up garage with internal access. If you are looking to downsize into something a little more manageable or would like to break the rent cycle and buy your or add an investment property that you can set and forget, then this townhouse is one to put at the top of your list.

**FAMILY/MEALS ROOM
7.0m x 3.7m**

- Plush carpet floor coverings
- TV point
- Large double glass sliding door with security screen sliding doors leading out to undercover pergola and dressed by sunblock curtains





BEDROOM 1 **3.4m x 3.2m**

- Plush carpet floor coverings
- Ceiling fan with light
- 3 door built-in wardrobe (hanging & shelves)
- Large window dressed by lace and sunblock curtains
- Ducted evaporative cooling vent
- TV point
- Access to main bathroom

MAIN BATHROOM..... **3.2m x 1.7m**

- 3-way bathroom
- Large single sink vanity with laminate benchtop and underbench cupboards and draws
- Large vanity mirror
- Separate toilet



BEDROOM 2 **3.0m x 2.9m**

- Plush carpet floor coverings
- 2 door built-in wardrobe (hanging & shelves)
- Window overlooks back gardenscape dressed by vertical blinds and sunblock curtains



LAUNDRY- 2.6m x 1.7m

- Free standing tub with cupboard
- Federation tiled floors with tiled splashback
- Auto taps
- External access including security screen door
- Vertical blind on window

NB: Stand alone cupboard excluded from sale

COMFORTS

- 1.5kW solar system
- Vulcan electric hot water service - 250 litres
- External TV antenna
- Gas point
- Coolair ducted evaporative air conditioning
- Ceiling fans
- Wall clothesline
- Bottled gas connection
- Wifi connectivity
- Established shade trees and gardens



cont.....MAIN BATHROOM

- Large shower with handheld showerhead
- Full size bathtub
- Heating light and exhaust fan combo
- Stylish tiled floors & partial wall tiling
- Large window dressed by curtains

2 St James Close, Dubbo

FOR SALE



L-SHAPED UNDERCOVER PERGOLA



SIDE ACCESS TO BACKYARD

LAND SIZE
462m2 approx.

RATES
\$2,856.57 pa approx.

AGE OF TOWNHOUSE
approx. 29 years old

IMPROVEMENTS

- Well maintained 2bedroom brick veneer townhouse with tiled roof
- Single lock up garage
- 3m x 2m approx. garden shed
- Double gate providing side access to backyard
- L-Shaped undercover & gabled roof pergola (Approx. 4.9m x 3.3m x 8.5m x 2.3m)
- Private entrance
- Brick boundary fence to one side and colorbond fencing to the rest of boundary

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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