

FOR SALE



REDDEN FAMILY
— *Real Estate* —



2/15 BEDFORD AVENUE, DUBBO

PRICE GUIDE: \$355,000-\$375,000



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Dubbo NSW 2830



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**2/15 Bedford Avenue
Dubbo**

FOR SALE



**KITCHEN
3.1m x 2.9m**

- Well appointed
- Double stainless steel sink
- Tiled splashback with feature tile
- Omega stainless steel wall oven
- Omega gas cooktop (4 burner)
- Electrolux stainless steel dishwasher
- Stylish vinyl floor planks
- Laminate benchtops with breakfast bar
- Large window dressed by roller blind

**MEALS ROOM
4.1m x 2.9m**

- Open plan to kitchen and family
- Stylish vinyl floor planks
- Mitsubishi reverse cycle split system air conditioner
- Glass sliding door leading out to back patio dressed by sunblock curtains (curtains pictured are not included but will be replaced)



SECURE GATED ESTATE !

Greet guests from your home intercom and with the push of a button open the gates and meet them at the front door. Once inside you will appreciate the spacious living area nestled at the front of the villa which flows through to the meals area and kitchen. The kitchen is conveniently positioned and comes complete with ample cupboard and bench space and includes a breakfast bar. Enjoy cooking with an electric wall oven and gas cooktop and there is also a dishwasher. Both bedrooms are generously sized and enjoy built-in wardrobes. There is a bathtub in the bathroom and the laundry has external access as well as

access to the single lock up garage. Stepping outside you will find an undercover back patio privately positioned and overlooking a good size easy care back yard plus a garden shed. This small strata complex consists of 6 x 2 bedroom units and is conveniently located within walking distance to Orana Mall, Orana Heights Public School, Dubbo Ten Pin Bowling, Western Plains Medical Centre, and Macquarie Inn and only a short drive to Dubbo's CBD. This villa would be an ideal place to downsize or a great start for first home buyers or a perfect low maintenance investment to add to your portfolio! Won't last long so call without delay!



**FAMILY ROOM
4.6m x 4.6m**

- Neatly positioned at the front of the unit
- Tiled entrance
- Stylish vinyl floor planks
- TV point (TV bracket excluded)
- NBN box
- Intercom
- Large window dressed by day/night roller blind



BEDROOM 1 **4.5m x 3.5m**

- Plush carpet floor coverings
- Ceiling fan with light
- 3 door built-in wardrobe (hanging & shelves)
- Large window dressed by curtains (pictured curtains are not included in the sale but will be replaced)



BEDROOM 2 **3.0m x 2.9m**

- Plush carpet floor coverings
- 2 door built-in wardrobe (hanging & shelves)
- Large window dressed by curtains (pictured curtains are not included in the sale but will be replaced)

MAIN BATHROOM **2.5m x 1.9m**

- Full size bathtub
- Large shower with hand held showerhead
- Single sink vanity with underbench cupboards and draws
- Large vanity mirror
- Separate toilet
- Skylight
- Tiled floors and partial wall tiling with feature tiling



LAUNDRY- 2.4m x 2.0m

- Free standing stainless steel tub with cupboard
- Tiled floors with tiled splashback
- Auto taps
- 2 door linen cupboard
- External access including security screen door
- Access to garage
- Roller blind on window

COMFORTS

- Secure gated estate with electronic entrance gate
- Rheem electric hot water service - 250 litres
- Mitsubishi reverse cycle split system air conditioner
- Linen cupboard x 2
- External TV antenna
- Satellite dish
- NBN connectivity
- Bottled gas connection
- Rotary clothesline
- Established shrubs



BACK PATIO - 5m x 1.3m

- Overlooks good size backyard
- Colorbond roofing with screened section
- Conveniently located outside meals room and also accessible from laundry

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GARDEN SHED



SMALL GATED ESTATE

IMPROVEMENTS

- Well maintained 2 bedroom brick veneer strata townhouse with tiled roof and single lock up garage
- Intercom service to front electronic gate
- 2m x 2m approx. garden shed
- Undercover back patio (Approx. 5m x 1.3m)
- Brick and aluminium front fence and colorbond internal fencing

LAND SIZE

180m2 approx.

RATES

\$2,553.63 pa approx.

STRATA LEVIES

\$642.00 per quarter approx.

AGE OF TOWNHOUSE

Built in approx. 2003

Back patio built in approx. 2008

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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