

FOR SALE



REDDEN FAMILY
— *Real Estate* —



38 LINDA DRIVE, DUBBO

PRICE GUIDE: \$475,000-\$500,000



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Dubbo NSW 2830



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**38 Linda Drive,
Dubbo**

FOR SALE



KITCHEN

4.0m x 3.1m

- Double stainless steel sink
- Bellini electric wall oven
- Gas cooktop (4 burner)
- Stainless steel rangehood
- Baumatic stainless steel dishwasher
- Tiled splashback with stylish black feature tiling
- Microwave oven
- Quality laminate benchtops including breakfast bar
- 2 door pantry
- Window dressed by vertical blinds
- Stylish vinyl floor planks

MEALS/FAMILY ROOM **6.0m x 3.4m**

- Open plan to kitchen
- Stylish vinyl floor planks
- Actron Air reverse cycle split system air conditioner
- Large glass sliding door leading out to undercover outdoor entertaining area dressed by roller blind
- 2 door linen cupboard
- Large window dressed by roller blind
- TV point (bracket excluded) (Curtains excluded from sale)



MODERN & MINIMAL MAINTENANCE!

This freestanding modern brick veneer home is neatly positioned on a corner block in "Rosewood Grove Estate" which conveniently provides side access to the back yard. All bedrooms are spacious in size and come with built-in wardrobes, the main bedroom also benefitting from having access to the main bathroom. Interior features include an open plan family, meals and kitchen and the kitchen boasts quality appliances which includes a dishwasher as well as ample storage cupboards and bench space including a breakfast bar being perfect for casual dining or meal preparation. There are two separate living areas and a

second toilet in between the bathroom and laundry. Outdoor entertaining will be a pleasure in the huge undercover outdoor entertaining area which overlooks the large low maintenance backyard. Double colorbond side gates provides great access to the backyard and the solar panels will certainly help with your energy costings. Here is a great opportunity for investors to add a low maintenance property in a convenient location to their portfolio. Contact Redden Family Real Estate for details on upcoming open homes.



LOUNGE ROOM **6.2m x 3.6m**

- Nestled at the front of the home
- Carpet floor coverings with stylish vinyl floor planks at entrance and hallway
- TV point
- Large window dressed by sunblock curtains
- Gas point
- Actron Air reverse cycle split system air conditioner



BEDROOM 1 **3.6m x 3.6m**

- Carpet floor coverings
- 3 door built-in wardrobe (hanging & shelves)
- Large window dressed by roller blind
- Access to main bathroom (Curtains are excluded)



BEDROOM 2 **3.4m x 3.3m**

- Carpet floor coverings
- 2 door built-in-wardrobe (hanging & shelves)
- Window dressed by vertical blinds



BEDROOM 3 **3.2m x 3.2m**

- Carpet floor coverings
- 2 door built-in-wardrobe (hanging & shelves)
- 2 windows dressed by vertical blinds

MAIN BATHROOM **2.8m x 2.2m**

- Spacious bathroom
- Single sink vanity with underbench cupboards and vanity
- Mirrored shaving cabinet
- Large screened shower with hand held showerhead
- Toilet
- Fullsize bathtub
- Second toilet in between laundry & bathroom
- Exhaust fan
- Tiled floors
- Partial wall tiling with feature tiling
- Large window dressed by venetian blinds



LAUNDRY **2.1m x 1.7m**

- Stand alone stainless steel tub
- Tiled floors and tiled splashback
- Auto taps
- External door
- Window dressed by venetian blind

COMFORTS

- 12 solar panels
- 2 x Actron Air reverse cycle split system air conditioners
- Stellar Rheem gas hot water service
- Gas point
- Bottled gas connection
- External TV antenna
- Satellite dish
- Linen cupboard in family
- Wall clothesline
- NBN connectivity
- Security cameras
- Town water & sewer



UNDERCOVER PERGOLA **9.0m x 2.6m**

- Colorbond roofing
- Concrete floors
- Florescent lighting

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SIDE ACCESS



SPACIOUS BACKYARD

LAND SIZE
676.6 m2 approx.

RATES
\$2,578.96 pa approx.

AGE OF IMPROVEMENTS
Built in approx. 2012
Back awning added in approx. 2017

IMPROVEMENTS

- A modern 3 bedroom brick veneer home with tiled roof and single lock up garage
- Large undercover outdoor entertainment area (9.0m x 2.6m)
- 3m x 3m garden shed
- 3,000 litres rainwater tank
- Colorbond boundary fencing
- Colorbond double gates to the side providing access to backyard

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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