

FOR SALE



REDDEN FAMILY

— Real Estate —



8 Brook Court, Dubbo

\$775,000 - \$835,000



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Dubbo NSW 2830



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WELCOME TO YOUR NEW HOME

HOME OF PERFECTION!

Filled with style, grace and space, this lovely executive home offers an easy-care and free flowing plan which would appease those looking for a spacious and quality-built home. Designed for the modern day living both functional and practical and with growing families in mind, who will appreciate the two separate living areas and generously sized bedrooms. This home will capture your heart from the kerbside with the lovely flowering plants and water feature in the front garden and upon entering the solid timber and leadlight entrance door, you will be greeted by a private foyer entrance where you will find the main bedroom and separate living/media room. The main bedroom enjoys a large walk-in-wardrobe and ensuite bathroom featuring exquisite floor to ceiling wall tiles. All other bedrooms are separate from the main and accessible from a hallway off the meals room and benefit from built in wardrobes and ceiling fans. The kitchen is well appointed in the heart of the home and is designed for today's needs with quality appliances including a 900 mm *Baumatic Design Studio* wall oven and a 5 burner gas cooktop as well as a dishwasher. Bench space is plentiful as well as kitchen storage cupboards and draws. The large island bench is ideal for meal preparation and casual dining for busy working families and the walk-in-pantry is a pleasant surprise. The light and bright meals and family room is achieved from the multiple windows and extra-large glass sliding door providing a masterful example of utilising space

whilst keeping the feeling of relaxed comfort and warmth especially with the inclusion of the slow combustion wood heater in the family room. As mentioned the larger families will be thankful for the second living area nestled towards the front of the home providing a separate private domain for watching movies or kids to lounge around with friends. The combined meals and family rooms have easy care and stylish *Sky Grey Sandblasted Marble French Pattern* floor tiles which opens out to the spacious covered north facing back patio where you can relax with your morning coffee or enjoy those family get togethers. Other highlights in this wonderful package include a great sized laundry with more storage cupboards and bench space, a large 3 way bathroom with exquisite floor to ceiling wall tiles, a large vanity and large screened shower. The double lock up garage with an automatic door is extra-large in size and has internal access. All year comfort has been taken care of with ducted reverse cycle and zoned air conditioning, ceiling fans and a cosy wood heater in the family room. The backyard is fully fenced and has plenty of room for the kids and pets to run freely. It also has well established plants and shrubs including citrus trees, even a mulberry tree. All of this is set within a wonderful family-friendly Southlakes estate with walkways, schools, shops, parklands, sporting ovals and child care centres are all within an easy reach. Genuine sale as the owner is relocating overseas and is happy to consider selling as a walk-in walk-out sale.

KITCHEN 2.9m x 4.0m

- Centrally appointed and open plan to meals and family room
- Double stainless steel sink
- High gloss laminate benchtops and glass splashback
- 900mm Baumatic Design Studio wall oven and microwave space
- Gas cooktop (5 burner)
- Stainless steel canopy rangehood
- Westinghouse stainless steel dishwasher
- Quality stylish sky grey Marble French pattern floor tiles
- Large walk in pantry
- Island bench with 3 stylish pendant lighting
- Generous fridge space



MEALS ROOM 2.6m x 4.2m

- Spacious room which is open plan to kitchen and overlooks outdoor entertainment area
- Quality stylish sky grey Marble French pattern floor tiles
- Downlighting
- Large glass sliding door dressed with quality panel blinds
- Ducted reverse cycle air conditioning vent
- 4 glass sliding door leading out to pergola dressed by vertical blinds



FAMILY ROOM 3.0 m x 4.2m

- Open plan to meals and kitchen
- Quality stylish sky grey Marble French pattern floor tiles
- 2 x large double hung windows dressed by quality roller blinds
- TV point
- Ducted reverse cycle air conditioning vent
- Clean Air wood heater



MAIN BEDROOM

4.8m x 3.8m

- Quality plush carpet floor coverings
- 2 x large double hung windows dressed by quality day/night roller blinds
- Stylish timber ceiling fan with light
- Ducted reverse cycle air conditioning vent
- Large walk in wardrobe



ENSUITE BATHROOM

3.0m x 1.5m

- Generously sized ensuite
- Very large single sink vanity on stylish wall hung vanity with underbench cupboards and draws and large vanity mirror
- Corner shower with hand held shower
- Toilet
- Exhaust fan
- Stylish grey and white floor to ceiling wall tiling with lovely feature tiling
- Stylish charcoal grey floor tiles



BEDROOM 2

4.0m x 3.0m

- Quality plush carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ceiling fan with light
- Ducted reverse cycle air conditioning vent
- Large window dressed by quality day/night roller blinds



BEDROOM 3

4.0m x 2.9m

- Quality plush carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ceiling fan with light
- Ducted reverse cycle air conditioning vent
- Large window dressed by quality day/night roller blinds

BEDROOM 4 **4.1m x 3.0m**

- Quality plush carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ceiling fan with light
- Ducted reverse cycle air conditioning vent
- Large window dressed by quality day/night roller blinds
- Data point



MAIN BATHROOM **3.6m x 3.0m**

- Spacious 3 way bathroom
- Very large single sink vanity with high gloss laminate benchtops with underbench cupboards and draws and large vanity mirror
- Large glass shower screen
- Separate toilet
- Full size bathtub
- Exhaust fan
- Stylish grey and white floor to ceiling wall tiling
- Stylish charcoal grey floor tiles



LAUNDRY **4.4m x 1.7m**

- Spacious laundry
- Auto taps
- Built in tub with stylish high gloss laminate benchtop and underbench cupboards
- 4 x linen cupboard
- Stylish charcoal grey floor tiles and large white splashback tiles
- Glass sliding door providing external access dressed by vertical blinds



LIVING ROOM **4.9m x 3.9m**

- Privately positioned at the front of the home
- Plush carpet floor coverings
- TV point and data point
- 2 x double hung windows dressed by quality roller blinds
- Ducted reverse cycle air conditioning vent
- Dimmable downlighting



LARGE UNDER-ROOF PERGOLA



SPACIOUS BACKYARD



COMFORTS

- Therman 26 gas hot water system
- Roof insulation and insulation in walls in living/media room
- Gas point
- Daikin ducted and zoned reverse cycle air conditioning
- Clean Air wood heater with fan
- Hillshoist rotary clothesline
- External TV antenna and satellite dish
- 2 x whirly birds
- 4 door linen cupboards in laundry
- Town water and sewer
- Natural gas connection
- NBN to premises connectivity
- Humer computerised automatic watering system to front and back lawns and gardens
- Flood lights to front and back yards
- Formal front garden including water feature and established trees and shrubs as well as citrus trees and mulberry tree

GARDEN SHED & RAINWATER TANK



IMPROVEMENTS

- Quality built by Robinson & Fuller Homes natural sandstock brick veneer and terracotta tiled residence with extra large double lock-up garage (6.4m x 6.0m) with auto door
- Internal access to garage
- 3m x 3m garden shed on concrete slab
- Undercover back patio 5.4m x 4.9m approx. with stylish charcoal grey floor tiles, ceiling fan with light and external power points
- Colourbond boundary fencing
- 5,000 litre approx. rainwater tank & pump

LAKE & WALKWAYS NEARBY



LAND SIZE
COUNCIL RATES

722.1 m2 approx.
\$2,420.00 pa approx.

HOUSE SIZE

271.40 or 29.21 squares approx.

AGE OF HOUSE

Built in 2016

NB: All 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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HOUSE PLAN



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