

# FOR SALE



## REDDEN FAMILY

— Real Estate —



### 16 BOYD AVENUE, DUBBO

### PRICE GUIDE: \$485,000-\$515,000



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Dubbo NSW 2830



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3



2



1

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**16 Boyd Avenue,  
Dubbo**

**FOR SALE**

**KITCHEN  
3.4m x 3.3m**



- Well appointed
- Double stainless steel sink
- Inalto electric wall oven
- Inalto 4 burner gas cooktop
- Stainless steel rangehood
- Inalto stainless steel dishwasher
- Large white tiled splashback
- Large stylish beige tiled floors
- Caesarstone benchtops with breakfast bar
- Corner walk in pantry
- Ducted evaporative air conditioning vent
- Skylight

**MEALS/FAMILY ROOM  
6.0m x 3.5m**

- Open plan to kitchen
- Large stylish beige tiled floors
- Ducted evaporative air conditioning vent
- Gas point
- Large window dressed by vertical blinds
- TV point
- Large glass sliding door with security screen dressed by vertical blinds leading out to covered alfresco area



### STYLISH THREE BEDROOM DUPLEX !

This outstanding freehold brick veneer duplex has been designed for modern day living and is only 2 years young. Featuring a lovely neutral colour scheme throughout and situated in The Grange Estate being conveniently located within a few minutes drive to Delroy Park Shopping Centre, Dubbo's CBD, parklands, schools and walkways. This one is a great opportunity for first home owners wishing to enter the marketplace or investors looking to add to their portfolio. Home owners and Tenants will enjoy the open

plan living, modern kitchen complete with Caesarstone benchtops, quality appliances including a dishwasher and a breakfast bar which is perfect for casual dining. There is a separate loungeroom at the front of the home. All bedrooms have built-in wardrobes and the master bedroom benefits from an ensuite bathroom. Heating and cooling has been taken care of with ducted evaporative cooling and gas points for heating. Outside offers an undercover pergola area and low maintenance lawns and gardens. Contact Redden Family Real Estate for details.

**LOUNGEROOM  
4.8m x 3.5m**

- Tiled entranceway
- Separate from the family room and nestled at the front of the duplex
- Plush carpet floor coverings
- Ducted evaporative air conditioning vent
- Stylish roller blinds on both double hung windows
- TV Point
- Gas point

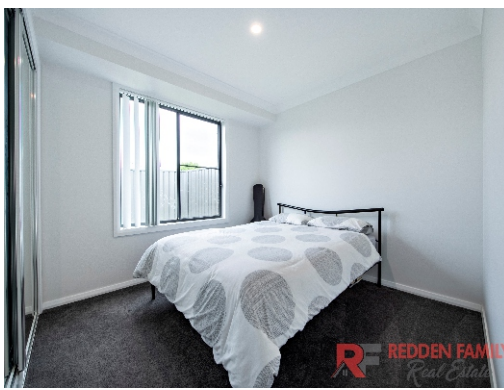






### **BEDROOM 1** **4.1m x 3.5m**

- Plush carpet floor coverings
- Large window dressed by vertical blinds
- 3 door mirrored built-in-wardrobe with hanging and shelves
- Bulkhead over bed
- Ducted evaporative cooling vent



### **BEDROOM 2** **3.6m x 2.9m**

- Plush carpet floor coverings
- Large window dressed by vertical blinds
- 2 door built-in-wardrobe with hanging and shelves
- Ducted evaporative cooling vent



### **BEDROOM 3** **3.5m x 3.4m**

- Plush carpet floor coverings
- Large window dressed by vertical blinds
- 2 door built-in-wardrobe with hanging and shelves
- Ducted evaporative cooling vent

### **MAIN BATHROOM** **2.5m x 2.3m**

- Full size bathtub
- Shower with hand held shower
- Toilet
- Large wall hung single sink vanity with underbench cupboards and draws
- Large vanity mirror
- Exhaust fan
- Stylish beige tiled floors
- Stylish beige and white partial wall tiling
- Skylight



### **ENSUITE BATHROOM**

- Large shower with hand held shower head
- Toilet
- Wall hung single sink vanity with underbench cupboard and draws
- Vanity mirror
- Exhaust fan
- Beige tiled floors and wall tiling

### **COMFORTS**

- Ducted evaporative air conditioning
- 2 x gas points
- 2 x separate linen cupboards
- Rotary clothesline
- External TV antenna
- Natural gas connection
- NBN connectivity
- Security cameras and self monitored alarm system

### **LAUNDRY** **0.9m x 2.2m**

- Located in garage
- Tiled floors
- Tiled splashback
- Auto taps

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**ALFRESCO AREA & LARGE BACKYARD**

**LAND SIZE** 386.8m2 approx.

**RATES** \$2,544.11 pa approx.

**AGE OF DUPLEX** Built in 2020

**IMPROVEMENTS**

- A stylish 3 bedroom brick veneer freehold duplex with single lock-up garage and colorbond roof
- 3.5m x 3.5m approx. under-roof alfresco area with bulkhead & downlighting
- Colorbond boundary fencing
- Water tank approximately 3,000 Litres with pump

**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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