

FOR SALE



REDDEN FAMILY
— *Real Estate* —



6/13 BEDFORD AVENUE, DUBBO

OFFERS INVITED



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**6/13 Bedford Avenue
Dubbo**

FOR SALE



KITCHEN

3.8m x 2.9m

- Open plan to meals and loungeroom
- Stainless steel sink
- Tiled splashback
- Westinghouse electric stove
- Westinghouse rangehood
- Vinyl floor coverings
- Laminate benchtops with breakfast bar
- Pantry
- Large window with security screen and dressed by stylish roller blind (new)
(Fridge space - 0.8m wide)

MEALS ROOM

4.0m x 3.3m

- Open plan to kitchen and loungeroom
- New plush carpet floor coverings
- Fujitsu reverse cycle split system air conditioner



EYE TEASER - PURSE PLEASER!

Tucked away from the hustle and bustle and privately set at the end of the small complex of 6, surrounded by lush green lawns, established shade trees and gardens is where you will find Strata Unit No 6. You will appreciate the freshly painted walls and ceiling inside as well as new carpets, roller blinds and stove in the kitchen leaving you to just move in and enjoy. This appealing unit features a spacious loungeroom nestled at the front which flows through to the meals area and kitchen. The kitchen is centrally appointed and has been very well maintained and comes complete with good bench and storage space which includes a breakfast bar as well as a pantry and cooking will be a treat in your new electric stove. Both bedrooms are generously sized and

benefit from built-in wardrobes and ceiling fans. The bathroom has a modern vanity and stylish neutral coloured tiles including the extra detail of the floor to ceiling wall tiles and has a separate powder room and the laundry has external access. Step outside to your own private garden space which also includes a secure storage area near the back gate that leads out to your own carport. This unit 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 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.



LOUNGEROOM

4.0m x 4.0m

- Nestled at the front of the unit
- Tiled entrance
- New plush carpet floor coverings
- Austar points
- NBN box
- Large window with security screen and dressed by stylish roller blind (new)



BEDROOM 1 **3.0m x 2.7m**

- Plush carpet floor coverings (new)
- Remote controlled ceiling fan with light
- 2 door built-in wardrobe (hanging & shelf)
- Large window with security screen and dressed by stylish roller blind (new)



BEDROOM 2 **3.0m x 2.7m**

- Plush carpet floor coverings (new)
- Remote controlled ceiling fan with light
- 2 door built-in wardrobe (hanging & shelf)
- Large window with security screen and dressed by stylish roller blind (new)

MAIN BATHROOM **1.8m x 1.8m**

- Large shower with glass shower screen
- Single sink vanity with underbench cupboards and draws
- Large vanity mirror
- Combined heating & exhaust fan
- Tiled floors and stylish floor to ceiling wall tiling with feature tiling
- Separate powder room (toilet and hand basin)



LAUNDRY- 2.1m x 1.0m

- Free standing stainless steel tub with cupboard
- Tiled floors with tiled splashback
- Auto taps
- External access including security screen door

COMFORTS

- AquaMax electric hot water service - 250 litres
- Fujitsu reverse cycle split system air conditioner
- External TV antenna
- Satellite dish
- NBN connectivity
- Wall clothesline
- Shared water metre
- Sprinkler system to common garden
- Private secure garden area
- Established trees and shrubs in common area



POWDER ROOM

- Toilet
- Single basin
- Tiled floors
- Exhaust fan

6/13 Bedford Avenue, Dubbo

FOR SALE



BACK GARDEN SPACE & STORAGE



SMALL STRATA COMPLEX

IMPROVEMENTS

- Well maintained 2 bedroom brick veneer strata unit with tiled roof and single carport (6 units in complex)
- 2.3m x 1m approx. storage area in back garden space
- Colorbond boundary fencing

UNIT SIZE

169m2 approx. inc garden & carport

RATES

\$2,456.16 pa approx.

(Shared water metre - usage shared between owners)

STRATA LEVIES

\$631.66 per quarter approx.

AGE OF TOWNHOUSE

Built in approx. 1984

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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