

# FOR SALE



**REDDEN FAMILY**  
— *Real Estate* —



## 54 Azure Avenue, Dubbo

**PRICE GUIDE: \$695,000 - \$735,000**



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Dubbo NSW 2830



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[www.reddenfamily.com.au](http://www.reddenfamily.com.au)

# 54 Azure Avenue Dubbo

# FOR SALE



## WELCOME TO YOUR NEW HOME

### HIGH ON STYLE!

If you are looking for a modern and affordable spacious home that is high on style with great side access then No. 54 Azure Avenue should be right at the top of your list. Quality built by Mitch Bower Homes where the functional floor plan and location will have this home popular with many. You will fall in love with the neutral tones of grey and white alongside black fixtures and fittings and natural timber look laminate flooring throughout which captures the romance of the French Chateau theme. Offering a well thought out floor plan and boasting 4 generously sized bedrooms, all with built-in wardrobes, the main bedroom benefitting from a large walk in wardrobe and a stylish ensuite bathroom containing a floating vanity and complimented by stylish tiles and quality black fixtures and fittings. The kitchen is designed for today's needs and delivers plenty of storage and bench space including a large island bench making it easy for casual dining, meal preparation or a servery when entertaining and featuring quality appliances including a dishwasher whilst being open plan to the meals and family room. Families will appreciate the two separate living areas with the living room being

nestled at the front of the home enjoying the lovely rural outlook from being in an elevated position. The main bathroom comes complete with a floating vanity, complimented by stylish tiles and quality black fixtures and fittings and the large laundry has great storage and bench space and there is also an abundance of storage cupboards in the hallway. All year round comfort has also been sorted with the ducted and zoned reverse cycle air conditioning and the gas instantaneous hot water service is an added bonus. Outdoor entertaining will be a breeze in the spacious under-roof back patio which overlooks the large feature sandstone retaining wall and established lawns. Completing this wonderful package is the double gated side access to the backyard which provides a generous clearance for getting a boat or caravan into the backyard. Come and join the many families who call Southlakes their home and enjoy the extensive walkways around the ever-growing lakes! Also being conveniently located close to Schools, Orana Mall, sporting ovals, Medical Centres, Childcare Centres and Blue Ridge Estate. This is a regretful sale where the owners are only selling due to them relocating.



## KITCHEN

**4.2m x 2.4m**

- Centrally appointed and open plan to meals and family rooms
- Square black double sink with drainage area
- Stylish laminate benchtops
- Tiled splashback
- Omega stainless steel gas cooktop - 4 burner
- Omega stainless steel electric oven
- Stainless steel pull out rangehood
- Smeg stainless steel dishwasher
- Quality timber look laminate floor planks
- 2 door pantry
- Island bench
- Ducted reverse cycle air-conditioning vent



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## MEALS/FAMILY ROOM

**5.5m x 6.6m**

- Spacious room which is open plan to kitchen and overlooks outdoor entertainment area
- Quality timber look laminate floor planks
- TV point including bracket
- Downlighting
- Large windows dressed by roller blinds
- Large glass sliding door leading out to back patio and dressed with quality panel blinds
- Ducted reverse cycle air conditioning vent



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## LIVING ROOM

**3.8m x 3.5m**

- Nestled at the front of the home enjoying lovely rural views from its elevated location
- Quality plush carpet floor coverings
- 3 x double hung windows dressed by quality roller blinds
- TV point
- Ducted reverse cycle air conditioning vent



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## **MAIN BEDROOM**

**4.1m x 3.3m**

- Quality plush carpet floor coverings
- Large highly located rectangle window dressed by quality roller blind
- TV point
- Ducted reverse cycle air conditioning vent
- Downlighting
- Large walk in wardrobe



## **ENSUITE BATHROOM**

**2.4m x 1.9m**

- Generously sized ensuite
- Single sink wall hung vanity with underbench cupboards and draws and large vanity mirror
- Large shower with large showerhead and separate hand held shower plus a niche
- Toilet
- Heating/exhaust combo
- Stylish black fixtures and fittings
- Quality floor tiles and partial wall tiling



## **BEDROOM 2**

**3.6m x 3.0m**

- Quality plush carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- Large window dressed by quality roller blind



## **BEDROOM 3**

**3.1m x 3.0m**

- Quality plush carpet floor coverings
- 3 door built in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- Large window dressed by quality roller blind



## **BEDROOM 4** **3.1m x 3.0m**

- Quality plush carpet floor coverings
- 3 door built in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- Large window dressed by quality roller blind



## **MAIN BATHROOM** **3.1m x 1.9m**

- Large shower with large showerhead and a separate hand held shower plus a niche
- Wall hung vanity with underbench cupboards and draws and large vanity mirror
- Toilet
- Full size bathtub with a niche
- Heating/exhaust combo
- Stylish black fixtures and fittings
- Quality tiled floors and partial wall tiling



## **LAUNDRY** **2.5m x 1.7m**

- Built in tub with laminate benchtop and underbench cupboards
- Auto taps
- Stylish black tapware
- Tiled floors and splashback
- Roller blind on window
- Timber and glass door providing external access



## **BACK PATIO** **3.6m x 3.5m**

- Private area overlooking backyard and sandstone retaining wall
- Tiled floors
- Bulkhead ceiling
- Gas point
- External sensor lighting
- Downlighting



## GOOD SIZE BACKYARD



## EXCELLENT SIDE ACCESS



## COMFORTS

- Rheem Metro 26 Max gas hot water system
- Panasonic ducted and zoned reverse cycle air conditioning
- Wall clothesline
- External TV antenna
- 4 door linen cupboard in the hallway
- Rainwater tank Bushmans 3,000 litres
- Town water and sewer
- Natural gas connection
- NBN to premises connectivity (box in garage)

## FEATURE SANDSTONE RETAINING WALL



## IMPROVEMENTS

- Quality built by Mitch Bower Homes brick veneer residence with double lock-up garage with auto door and colorbond roof
- Internal access to garage
- Outdoor back patio 3.6m x 3.5m approx. with tiled floors complete with bulkhead ceiling, gas point and external power points
- Colorbond boundary fencing
- Double colorbond side gates providing great access to backyard
- Sandstone retaining wall to back boundary



## LAKE & WALKWAYS NEARBY



<b>LAND SIZE</b>	<b>613.6 m2 approx.</b>
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**613.6 m2 approx.**

<b>COUNCIL RATES</b>	<b>\$2,843.40 pa approx.</b>
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**\$2,843.40 pa approx.**

<b>HOUSE SIZE</b>	<b>222.15 m2 or 23.91 squares approx.</b>
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**222.15 m2 or 23.91 squares approx.**

**AGE OF HOUSE** **Built in 2021**

## Built in 2021

**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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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Redden Family Real Estate gives no guarantee or representation as to the accuracy and layout.

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