

# FOR SALE



**REDDEN FAMILY**  
— *Real Estate* —



**54 Hindmarsh Espanade,  
Dubbo**

**\$590,000 - \$620,000**



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Dubbo NSW 2830



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

**54 Hindmarsh Esplanade,  
Dubbo**

**FOR SALE**



**WELCOME TO YOUR NEW HOME**

## **GRACE, SPACE & SIDE ACCESS!**

If you are looking for a modern home with grace, space, side access and a good size back yard then look no more. Quality built by Hotondo Homes where the paint has not long dried, this home will be popular with many. You will love the soft tones of grey and white alongside natural timber look laminate flooring throughout symbolising simple elegance whilst having the versatility of seasonal accessorising. 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. The kitchen is designed for today's needs and delivers plenty of storage and bench space including a breakfast bar making it easy for casual dining and meal preparation and features quality appliances including a 900mm Omega combined gas cooktop and electric oven and dishwasher. The refrigerator in the walk in pantry is also included in the sale. Families will appreciate the two separate living areas and will be

happy to know that the big TV stays ! Completing the many features inside is the spacious main bathroom with a free-standing full size bathtub and stylish tiling and a good size laundry with external access. All year round comfort has been sorted with the ducted and zoned reverse cycle air conditioning and the 13.2 kW solar system will certainly help with your energy costings. Outdoor entertaining will be easy in the undercover back patio which overlooks the large backyard that has plenty of room for kids and pets to play freely. There is a designated section of the backyard that has been lined with blue metal which is a great space for a fire pit or wash your car, caravan or boat. Access to the back yard is easy through double side gates which could easily be extended to make full use of the 8m side clearance. All this and being conveniently located close to Schools, Orana Mall, sporting ovals, Medical Centres, Childcare Centres, Bunnings Warehouse and Blue Ridge Estate.



## KITCHEN

3.9m x 2.4m

- Centrally appointed and open plan to family/dining room
- Double stainless sink
- Laminate benchtops
- 900mm Omega stainless steel combined gas cooktop (5 burner) and electric oven
- Omega stainless steel canopy rangehood
- Omega stainless steel dishwasher
- Quality timber look laminate floor planks
- Breakfast bar
- Large walk in pantry with ample shelves (fridge is included in sale)
- Ducted reverse cycle air conditioning vent



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## WALK IN PANTRY 2.3m x 1.4m

- Quality timber look laminate floor planks
- Ample shelving and storage
- Stainless steel fridge is included in sale



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## FAMILY/DINING ROOM 4.1 m x 5.0m

- Spacious room which is open plan to kitchen and overlooks outdoor entertainment area
- Quality timber look laminate floor planks
- TV point
- Downlighting
- Large 3 panel glass sliding door leading out to alfresco and dressed with sunblock curtains
- Ducted reverse cycle air conditioning vent



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## **MAIN BEDROOM**

**3.8m x 3.2m**

- Privately positioned at the front of the home
- Quality plush carpet floor coverings
- 2 x windows dressed by sunblock curtains
- Ducted reverse cycle air conditioning vent
- Large walk in wardrobe with hanging and shelves



## **ENSUITE BATHROOM**

**1.8m x 1.7m**

- Large shower with glass screen door and showerhead fixed to ceiling and a niche
- Single sink wall hung vanity with underbench cupboards and draws and vanity mirror
- Toilet
- Heating/exhaust combo
- Stylish charcoal grey tiles with floor to ceiling wall tiles in shower area
- Quality tapware



## **BEDROOM 2**

**4.1m x 2.7m**

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



## **BEDROOM 3**

**3.5m x 2.7m**

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





## **BEDROOM 4**

**3.5m x 3.3m**

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



## **MAIN BATHROOM**

**2.6m x 2.5m**

- Large shower with glass screen and large showerhead fixed to ceiling
- Niche in shower
- Single sink wall hung vanity with underbench cupboards and draws and vanity mirror
- Toilet
- Stylish free standing full size bathtub
- Heating/exhaust combo
- Stylish charcoal grey tiles with floor to ceiling wall tiling in shower



## **LAUNDRY**

**1.8m x 1.4m**

- Standalone stainless steel tub with built-in cupboard
- Auto taps
- Charcoal grey tiled splashback and floors
- Timber and glass external door



## **LIVING ROOM**

**4.7m x 3.3m**

- Plush carpet floor coverings
- TV point & bracket (75" TV included in sale)
- 2 x large windows dressed by sunblock curtains
- Ducted reverse cycle air conditioning vent



## ALFRESCO



## GOOD SIZE BACKYARD



## COMFORTS

- 13.2 kW solar system
- Roof insulation
- Bradford gas hot water system
- Rinnai ducted and zoned reverse cycle air conditioning
- Wall clothesline
- External TV antenna
- Linen cupboards in the hallway near laundry
- Rainwater tank with pump
- Town water and sewer
- Natural gas connection
- NBN to premises connectivity (box in garage)
- 2 x whirly birds
- Fire pit included in sale

## EXCELLENT SIDE ACCESS

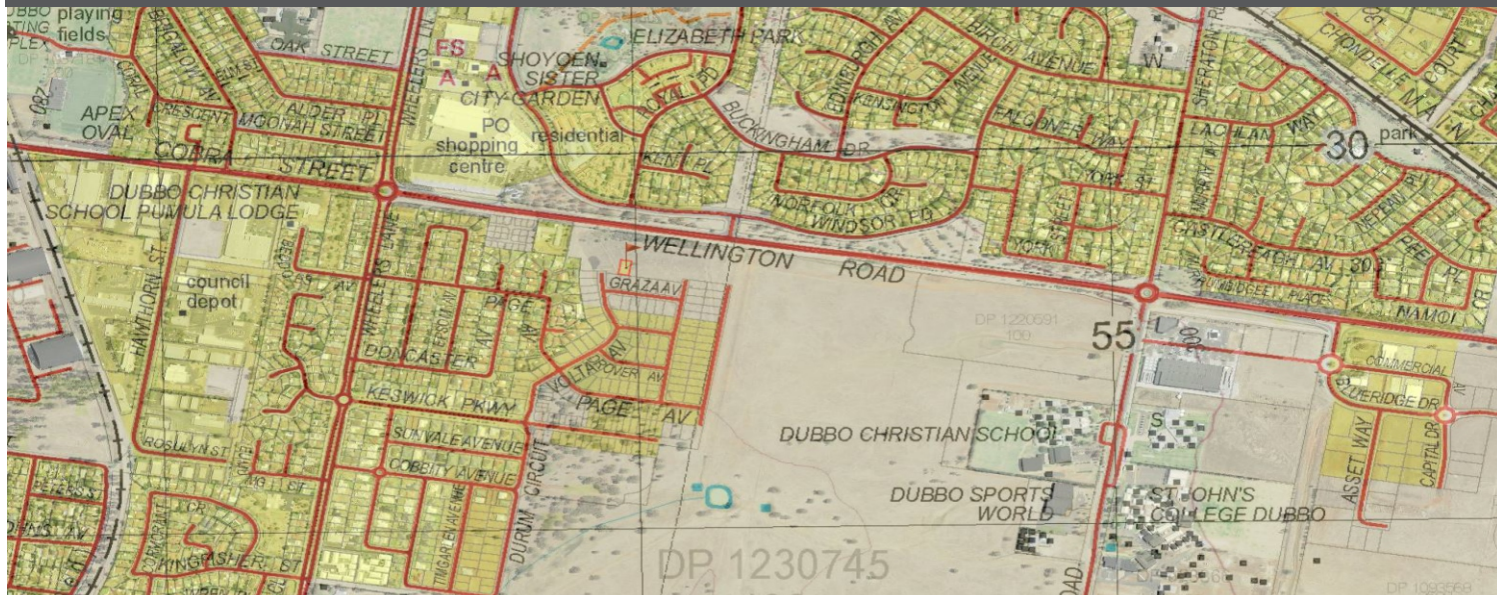


## IMPROVEMENTS

- Quality brick veneer residence with double lock-up garage with auto door and colorbond roof (Hotondo Homes built)
- Internal access to garage
- Alfresco area 4.6m x 2.8m approx. on concrete floors complete with gas point and external power points
- Sectioned blue metal area for fire pit (fire pit included in sale)
- Colorbond boundary fencing
- Double colorbond gates to the side providing access to backyard



## CONVENIENT LOCATION



### LAND SIZE

**786.8 m2 approx.**

### COUNCIL RATES

**\$2,741.01 pa approx.**

### HOUSE SIZE

**216.41 m2 or 23.3 squares approx.**

### AGE OF HOUSE

**Built in 2019**

**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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