

# FOR SALE

**OFFERS INVITED !**



**REDDEN FAMILY**

— *Real Estate* —



## 55 Buninyong Road, Dubbo

**PRIVATE SETTING, PERFECT COUNTRY  
HOMESTEAD & PLENTY OF SHEDDING**



3 Gilgai Court,  
Dubbo NSW 2830



0409 844 036  
0467 193 268



4/5



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4+



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

**55 Buninyong Road  
Dubbo**

**FOR SALE**



**WELCOME TO YOUR QUIET OASIS!**

**PRIVATE PERFECT COUNTRY HOME WITH PLENTY OF SHEDDING!!**

Privately nestled on a huge 4,050 m2 block of land which has been cleverly sectioned into homestead and landscape spaces, entertainment spaces and shedding! This very spacious family home has been freshly painted inside and has been designed with extended family living arrangements in mind. The openness and space are felt from the moment you enter the front door where you will be greeted by polished timber floor boards which are featured through the hallways, kitchen, dining and family rooms and 9 foot ceilings throughout. All bedrooms are generously sized the main bedroom has the benefit of an ensuite bathroom and large walk in wardrobe, bedrooms 2 and 3 include built in wardrobes, bedroom 4 is privately positioned at the other end of the home and also enjoys an ensuite bathroom plus there is a huge walk in storage cupboard closely by that could easily accommodate your storage needs plus personal effects of extended family staying with you. There is also a large home office that could easily be converted to a 5<sup>th</sup> bedroom. The well-appointed kitchen is open plan to the large

dining and family rooms and offers great bench space and kitchen storage including a centre island bench and very large breakfast bar which is perfect for busy families on the run who need to multitask at mealtimes. The kitchen also features quality appliances and includes a dishwasher. You will love the large window in the family room which allows a panoramic view of outdoor areas and the comfort of the wood heater in the dining room will be pleasing on those cold winter months. The enormous loungeroom is separate from the family room and is nestled at the front of the home featuring a very large window and glass French doors leading out to the alfresco area being the perfect place to sit and relax to take in some sunshine whilst taking in the delightful front garden scape. Completing inside is the main bathroom which is of good size and provides a shower, full size bathtub with a separate toilet and there is no shortage of storage in the laundry. All this and you haven't even been outside - too much to detail - you must see to take in!



## KITCHEN - 4.4m x 4.0m

- Centrally appointed
- Open plan to dining and family rooms
- Built-in double stainless steel sink
- Tiled splashback
- Polished timber floor coverings
- 800mm stainless steel St George electric oven with Bosch electric hot plates
- Pull out rangehood
- Stainless steel Bosch dishwasher
- Space for microwave oven
- Laminate benchtops including a large breakfast bar
- Timbertop centre island bench
- Quality high gloss kitchen cabinetry with ample draws & cupboards
- Generous fridge space
- Double door pantry



## DINING ROOM - 3.5m x 3.0m

- Open plan to kitchen and family room
- Polished timber floor boards
- 2.7m ceilings
- Wood heater
- Ceiling fan
- Ducted evaporative cooling vent
- Large glass sliding door with security screen dressed by stylish panel blinds and leading out to covered pergola area



## FAMILY ROOM - 8.9m x 5.0m

- Polished timber floor boards
- 2.7m ceilings
- Ducted evaporative cooling vent
- Gas point
- Fujitsu reverse cycle split system air conditioner
- TV point including TV bracket
- Large window dressed by stylish day/night roller blind



## LOUNGEROOM/FORMAL DINING 11.0m x 6.1m

- Lovely L-shaped sunlit room nestled at the front of the home
- Quality plush carpet floor coverings
- Large window dressed by stylish day/night roller blind
- Ducted evaporative cooling vent
- Glass french doors with security screen leading out to covered pergola area
- TV point
- Gas point





## MAIN BEDROOM - 4.5m x 4.1m

- Quality plush carpet floor coverings
- 2.7m ceilings
- Large bay window dressed by sheer curtains and stylish roller blind
- External blind
- TV point
- Ducted evaporative cooling vent
- Ceiling fan with light
- Wall paper feature wall



## WALK IN WARDROBE

- Very spacious wardrobe
- Quality plush carpet floor coverings
- Double hanging, long hanging and shelves



## ENSUITE BATHROOM - 3.0m x 1.8m

- Generously sized ensuite
- Tiled floors and partial wall tiling with charming feature tiles
- Single sink vanity with timber cabinetry and underbench cupboards and draws
- Timber frame vanity mirror
- Large shower with glass screen doors and hand held showerhead
- Heating lights and exhaust fan combo and downlighting
- Large window with stylish venetian blinds
- Separate private toilet



## BEDROOM 2 - 3.5m x 3.5m

- Quality plush carpet floor coverings
- 2.7m ceilings
- Large window dressed by day/night roller blinds
- Built-in wardrobe with hanging and shelves
- Ducted evaporative cooling vent
- Ceiling fan with light
- TV point





## BEDROOM 3 - 4.1m x 3.0m

- Quality plush carpet floor coverings
- 2.7m ceilings
- Windows dressed by stylish day/night roller blinds
- Built-in wardrobe with hanging and shelves
- Ducted evaporative cooling vent
- Ceiling fan with light
- Built-in study nook



## BEDROOM 4 - 3.5m x 3.2m

- Quality plush carpet floor coverings
- 2.7m ceilings
- Large window dressed by stylish day/night roller blind
- Ducted evaporative cooling vent
- Ceiling fan with light
- Access to huge storeroom (3.2m x 1.8m) for storage



## ENSUITE BATHROOM 2 - 1.6m x 1.6m

- Generously sized ensuite
- Tiled floors and partial wall tiling with feature tiles
- Single sink vanity with underbench cupboards and draws
- Vanity mirror
- Large shower with glass screen doors and fixed showerhead
- Toilet
- Storage shelf
- Exhaust fan
- Window dressed by venetian blind



## WALK IN STOREROOM - 3.2m x 1.8m

- Huge storage area which could easily be shared as walk in wardrobe to bedroom 4
- Quality plush carpet floor coverings
- Ample shelving





## HOME OFFICE/BEDROOM 5 3.0m x 3.0m

- Quality plush carpet floor coverings
- 2.7m ceilings
- Large window dressed by stylish day/night roller blinds
- Custom made built in work station/bench with ample overhead shelving (underbench draws and free standing desk excluded from sale)
- Double door overhead cupboard
- Ducted evaporative cooling vent



## MAIN BATHROOM - 2.8m x 2.4m

- Tiled floors with partial wall tiling and feature tiles
- Full size bathtub
- Single sink vanity with underbench cupboards and draws
- Vanity mirror
- Large shower with hand held shower and glass screen doors
- Heating lights and exhaust fan combo
- Separate toilet



## LAUNDRY - 2.9m x 1.9m

- Laminate benchtop with built-in stainless steel sink and underbench cupboards
- Tiled splashback with feature tile
- Tiled floors
- Wall to wall (3 door) linen cupboard
- Auto taps
- Laminate benchtop with built-in stainless
- Double door linen cupboard
- Timber external door



## HUGE ALFRESCO - 17.0m x 6.0m

- Stencil concrete floors
- Brick and timber benchtop built-in bar and BBQ (BBQ and underbench cupboard included in sale)
- Corrugated iron feature walls
- Pull down blinds
- 2 x ceiling fans
- External power points and lighting
- Overlooks manicured lawns and gardens and inground pool





## SECOND ENTERTAINMENT AREA 8.0m x 5.0m

- Nestled beside pool area
- Great undercover spot to comfortably watch the kids play in the pool
- Concrete floors
- Lighting
- Small rainwater tank
- Lovely water feature/pond with water lillies



## HUGE SHADE CLOTH AREA - 16.0m x 7.0m

- Private setting
- Huge shade cloth covered area
- Paved floor coverings
- Accessible from laundry



## INGROUND SWIMMING POOL 10.4m x 4.4m

- Lovely private setting
- Fibre glass kidney shaped inground pool
- Aluminium pool fencing
- Colorbond pool shed with pool equipment
- Large sitting area under shade sail
- Robotic cleaner and pool cover included in the sale
- Pool lounges included in the sale



## STUDIO/GYM/TEENAGE RETREAT - 8.0m x 6.0m

- Privately located in the sectioned back yard
- Vinyl floor coverings
- TV point and bracket (TV included in sale)
- Ducted evaporative cooling vent
- Downlighting
- Long north facing windows
- Built-in bench/work station with over head shelving
- Alarm
- Data points and ample power points





## BACK WORKSHOP - 8.0m x 5.0m

- Attached to studio and privately located at the back of the block
- Accessible from side access gates
- Secure workshop
- Shelving
- Good lighting and ample power points
- Great for vehicle restoration or woodwork projects
- Ducted evaporative cooling vent
- Wrap around awning at rear for extra storage



## FIRE PIT AREA

- Privately positioned next to studio and back workshop
- Paved area overlooking backyard



## DETACHED GARAGE & WORKSHOP 15.0m x 7.0m

- Auto roller doors
- Toilet with basin
- Ducted evaporative cooling over workshop area
- Fixed shelving included in sale
- Whirly bird
- TV point including bracket and antenna (TV included)
- Ample lighting and power points
- Mezzine ceiling area ideal for extra storage
- Large flourescent lighting **EXCLUDED** from the sale
- All portable and non-fixed shelving and cupboards are **EXCLUDED** from sale







**BITUMEN DRIVEWAY**



**BEAUTIFUL TREES & GARDENS**



**CARAVAN/BOAT SHELTER**



**MEZZANINE FLOOR FOR EXTRA STORAGE SPACE**



**RAINWATER STORAGE**

## COMFORTS

- 4kW solar system
- Rinnai gas hot water system
- Wood heater in dining room
- Ceiling fans throughout
- Breezair ducted evaporative air conditioner and also a Braemar ducted evaporative air condition
- Fujitus reverse cycle split system air conditioner in family room
- External TV antennas on house, workshop & studio
- Rural free standing clothesline
- An abundance of storage cupboards including walk in storage downstairs
- Insulated roof and walls
- Swimming pool equipment including Robotic pool cleaner and pool cover
- 55,500 litre combined rainwater tanks
- Alarm system
- Automatic watering system



**FRONT VERANDAH**



**BREEZEWAY**



**SECTIONED BACKYARD**



# HOUSE PLAN



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Redden Family Real Estate, gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

LIVING : 257.84SQM  
PORTICO / VERANDAH : 41.07SQM



# 55 Buninyong Road, Dubbo

# FOR SALE

## IMPROVEMENTS

- A spacious country 4/5 bedroom brick veneer homestead with a colorbond roof
- Abundance of car accommodation, sheds, covered areas, workshops and storage areas
- 10.4m x 4.4m approx. inground swimming pool
- Garden shed
- Full watering system to lawns and gardens
- Side access to back yard
- Multiple outdoor entertainment areas and undercover sitting areas
- Magical formal and informal gardens
- Private setting

**LAND SIZE**  
4,050 m2 approx.

**COUNCIL RATES**  
\$3,820.02pa approx.

**AGE OF HOUSE**  
Built in approx. 2000

**SIZE OF HOUSE ONLY**  
258 m2 or 27.77 squares



**BIRD'S EYE VIEW OF IMPROVEMENTS**

**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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**REDDEN FAMILY**  
*Real Estate*

**Michael Redden**  
**0409 844 036**

3 Gilgai Court,  
Dubbo NSW 2830  
[michael@reddenfamily.com.au](mailto:michael@reddenfamily.com.au)  
[www.reddenfamily.com.au](http://www.reddenfamily.com.au)



**Scott Redden**  
**0467 193 268**

3 Gilgai Court,  
Dubbo NSW 2830  
[scott@reddenfamily.com.au](mailto:scott@reddenfamily.com.au)  
[www.reddenfamily.com.au](http://www.reddenfamily.com.au)

