

FOR SALE



REDDEN FAMILY

— Real Estate —



9 Scope Circuit, Dubbo

PRICE GUIDE: \$595,000-\$635,000



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Dubbo NSW 2830



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KITCHEN

4.0m x 3.0m

- Double stainless steel sink with drainage
- Stylish tiled splashback
- Stainless steel Smeg electric wall oven
- Stainless steel 4 burner Smeg gas cooktop
- Stainless steel pull-out rangehood
- Stainless steel Smeg dishwasher
- Caesarstone benchtops including island bench with stylish pendant lighting
- Stylish vinyl plank flooring
- Ducted reverse cycle air conditioning vent
- Glass sliding door leading out to back patio dressed by verticals

MEALS AREA

3.5m x 3.2m

- Spacious area to accommodate to whole family at meals time
- Open plan to kitchen and living
- Stylish vinyl plank flooring
- Ducted reverse cycle air conditioning vent
- Downlighting



ONE TO PUT YOUR SIGHTS ON !

Quality built by Brad Acheson Homes and nestled in a quiet location, within walking distance to bulky goods shops, service industries and takeaway businesses at Blue Ridge Business Park, St Johns College, Dubbo Christian School and Dubbo Sports World and only a short drive to Orana Mall, sporting fields and Dubbo's CBD. Here is your opportunity to purchase a fresh, stylish and modern home with a subtle grey colour scheme throughout and would be suitable for an owner occupier or investor without the wait of building it yourself! Being only 2 years young, this property will accommodate the family with space and functionality with plenty of room for kids and pets to roam freely or build that big shed in the backyard. Offering 4 excellent bedrooms, all with built-in wardrobes, the main is privately positioned at the front of the home and benefits from an ensuite bathroom and walk-in-wardrobe. Enjoy a private entrance and an open plan kitchen, meals and living as well as stylish vinyl plank flooring, bold black tapware, finishings and fittings and natural wood grain shelves and

bathroom cabinetry. The kitchen is situated in the heart of the home and comes complete with Caesarstone benchtops and an island bench which is perfect for business families who need to multi-task at mealtime. Both bathrooms feature stylish tiling, black fittings and hung natural wood grain vanities. The main bathroom also has a full-size bathtub and the large laundry has external access, plenty of bench space and cupboards including a 4 door combined linen and broom cupboard. All year-round comfort has been taken care of with the ducted and zoned reverse cycle air conditioning and the 5kW solar system will be sure to please homeowners or their tenants with their energy consumption costs. Outside you can sit and relax in the private back patio overlooking the large back yard which is easily accessible through the double side gated access. This home is an amazing fit for a young family or first home buyer looking to get a head start on home ownership or a downsizer who wants a minimal maintenance property in a convenient location. It would also be a perfect addition to an investor's portfolio. Don't let this one get away!



LIVING ROOM

4.1m x 4.0m

- Open plan to meals and kitchen
- Stylish natural wood grain display shelving
- TV point
- Stylish vinyl plank flooring
- Ducted reverse cycle air conditioning vent
- Large window dressed by vertical blinds

NB: TV bracket is EXCLUDED from sale

BEDROOM 1 **3.6m x 3.5m**

- Plush carpet floor coverings
- Large walk-in-wardrobe
- Ducted reverse cycle air conditioning vent
- Black ceiling fan with light
- Exquisite barn door dressed by black fittings
- Large window dressed by vertical blinds

BEDROOM 2 **3.0m x 3.0m**

- Plush carpet floor coverings
- Built-in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- Large window dressed by vertical blinds

BEDROOM 3 **3.0m x 2.9m**

- Plush carpet floor coverings
- Built-in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- Large window dressed by vertical blinds

BEDROOM 4 **3.0m x 3.4m**

- Plush carpet floor coverings
- Built-in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- Large window dressed by vertical blinds
- TV point



MAIN BATHROOM **3.0m x 1.7m**

- Full size bathtub framed by stylish large grey tiles with overhead bulkhead
- Large shower with black fittings and niche
- Single sink floating vanity with natural wood grain veneer underbench cupboards and drawers
- Vanity mirror
- Separate Toilet
- Exhaust fan and heating light combo
- Grey colour pallet with partial wall tiling
- Tiled floors



ENSUITE BATHROOM **2.3m x 2.0m**

- Large shower with black fittings & niche
- Single sink floating vanity with natural wood grain veneer cabinetry
- Toilet
- Stylish grey floor and wall tiling

COMFORTS

- 5 kW solar system
- Rheem Metro 26 continuous gas hot water service
- Daikin ducted reverse cycle air conditioning
- Ceiling fans
- External TV antenna
- NBN to premises
- Rotary clothesline
- Linen cupboard
- Natural gas connection
- Insulated walls and ceiling
- Alarm system
- 3,000 litre rainwater tank with pump
- Keypad entry front door
- Sensor lighting outside

LAUNDRY **2.5m x 1.7m**

- Built-in stainless steel tub with laminate benchtop and underbench cupboards
- Tiled floors with partial wall tiling
- Auto taps with black tapware and fittings
- 3 door linen/broom cupboard
- External access



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PRIVATE BACK PATIO



LARGE BACKYARD WITH SIDE ACCESS

IMPROVEMENTS

- **Quality brick veneer home with colorbond roof built by Brad Acheson homes**
- **Double panel lift garage with auto door and internal access**
- **3m x 3m approx. back patio with tiled floors, bulkhead and downlighting**
- **Rainwater tank with pump**
- **Colorbond boundary fencing with double gate side access to backyard**

LAND SIZE
848.7m2 approx.

RATES
\$2,898.53 pa approx.

AGE OF HOUSE
Built in 2021

SIZE OF HOUSE
186.53 m2 or 20 squares

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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