

FOR SALE



REDDEN FAMILY

— Real Estate —



64 Sovereign Street, Dubbo

ASKING: \$595,000



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Dubbo NSW 2830



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64 Sovereign Street Dubbo

FOR SALE



LIVING ROOM 6.3m x 3.4m

- Light filled room nestled at the front of the home
- Freshly painted
- New stylish wide wood grain vinyl floor planks
- Large window dressed with new quality roller blind
- TV point and foxtel antenna
- Gree reverse cycle split system air conditioner
- Downlighting

KITCHEN 3.1m x 2.8m

- Completely refurbished
- Stainless steel sink with tiled splashback
- Large window dressed by new quality roller blind
- New Westinghouse underbench electric oven
- New electric cooktop
- New pull-out rangehood
- New stylish laminate benchtops & white cabinetry with soft-closing cupboards and draws
- New stylish vinyl floor planks



JUST LIKE NEW !

Nestled in a quiet street in Dulhunty Estate closely located near Dubbo Regional Botanic Gardens, parks, Orana Mall, Schools, sporting ovals and Bluebridge Business Park is where you will find this beautifully renovated 3 bedroom home. Presented to please and being completed renovated from top to bottom, there is nothing left for you to do except move in and enjoy. All bedrooms are privately positioned off the long hallway and away from living areas and have plush carpet floor coverings and roller blinds on the windows, two have built-in wardrobes that provide double hanging, shelving and draws and the main bathroom is also situated near the bedrooms and offers a stylish free standing oval bathtub, single sink vanity with mirrored shaving cabinet, large shower with fixed glass panel and niche, quality stainless steel fittings and finishings and the toilet is separate. The living room is neatly placed at the front of the home and boasts a very large window providing the delivery of lovely natural sunlight into the room and there is a meals area conveniently located beside your brand new kitchen and also provides an access point to the single garage which has carpet floors and also external access. The newly refurbished kitchen is in the heart of the home and offers stylish laminate benchtops including a breakfast bar, soft close cabinetry and draws and comes

complete with brand new electric hotplates, underbench oven and pull-out rangehood. Adjoining the kitchen is the laundry where you will appreciate the built-in stainless steel sink, both overhead and underbench cupboards and stylish charcoal grey tiled floors and tiled splashback and access to outside. Experience new stylish wide vinyl floor planks to living, kitchen, meals, laundry and hallway and plush carpets to bedrooms. There is ducted evaporative cooling throughout as well as a reverse cycle split system air conditioner in the living room. Outdoor entertainment will be an absolute pleasure in the very large undercover pergola area which overlooks the spacious backyard, which has even had a facelift with fresh bark chips and plantings amongst the lovely flowering shrubs and well established shade trees. Car accommodation has been taken care of with the single lock up garage and attached single carport. Appreciate the fresh paint, plush carpets, stylish kitchen and bathrooms - even the yards have been brought back to life. All this and set on a huge 800 m2 block of land in a quiet, well established neighbourhood, whilst having the convenience of being just a short distance to the Mall, Dubbo Regional Botanic Garden, Dubbo Tenpin Bowl and the Macquarie Inn. This property would be attractive to both the first home buyer, downsizer or an astute investor.



MEALS ROOM 4.1m x 2.2m

- Open plan to kitchen
- Freshly painted
- New stylish vinyl floor planks
- Large window overlooking outdoor entertainment area dressed by new quality roller blind



BEDROOM 1 **3.7m x 3.3m**

- Freshly painted
- New plush carpet floor coverings
- Large window dressed by new quality roller blind
- Built-in wardrobes (double hanging, shelves & draws)
- Ducted evaporative cooling vent
- TV point
- Downlighting



BEDROOM 2 **3.5m x 2.6m**

- Freshly painted
- New plush carpet floor coverings
- Large window dressed by new quality roller blind
- Built-in wardrobe (double hanging, shelves & draws)
- Ducted evaporative cooling vent
- Downlighting



BEDROOM 3 **3.3m x 3.0m**

- Freshly painted
- New plush carpet floor coverings
- Large window dressed by new quality roller blind
- Ducted evaporative cooling vent
- Downlighting

BATHROOM **2.4m x 1.7m**

- Shower with fixed glass panel & niche
- Single sink vanity with soft-close underbench cupboards
- Stylish free standing oval bathtub
- Mirrored shaving cabinet
- Separate toilet
- Heating/exhaust fan
- Charcoal grey tiled floors
- Floor to ceiling wall tiles in shower and partial wall tiling around bathroom



LAUNDRY **2.1m x 1.6m**

- Built-in stainless steel tub with overhead & underbench cupboards
- Auto taps
- Toilet
- Charcoal grey tiled floors & white tiled splashback
- Timber and glass external door

COMFORTS

- New Proflo electric hot water system - 250 litres
- Cool Breeze ducted evaporative cooling
- Gree reverse cycle split system air conditioner in living room
- External TV antenna
- Wall clothesline
- 2 door linen cupboard in hallway
- Town water & sewer
- Established shade trees and flowering gardens with fresh plantings and bark chips
- Fully fenced with colorbond boundary fencing



SINGLE LUG

- Internal access and pedestrian access to back patio
- Carpet floor tiles
- Freshly painted
- Ducted evaporative cooling vent

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OUTDOOR ENTERTAINMENT AREA



BIG BACKYARD WITH GARDEN SHED

IMPROVEMENTS

- Fully renovated 3 bedroom brick veneer home with tiled roof
- Single lock up garage with attached single carport
- 3m x 2.5m garden shed on concrete slab
- Huge undercover and painted concrete outdoor entertainment area (10m x 4.7m approx.)
- Colorbond boundary fencing

LAND SIZE
800.1 m2 approx.

RATES
\$2,898.53 pa approx.

AGE OF HOUSE
Built in approx. 1982

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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