

FOR SALE



REDDEN FAMILY
— *Real Estate* —



9 Snowy Crescent Dubbo

\$715,000 - \$745,000



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Dubbo NSW 2830



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FOR SALE



WELCOME TO YOUR NEW HOME

PRESTIGIOUS FAMILY HOME

Quality, functional design, and comfortable living is what will come to mind when you enter this prestigious family home located in the premiere Macquarie View Estate. You will be greeted by a picturesque street appearance with manicured lawns and gardens and upon entering the front door you will soon appreciate the quality of the Brad Acheson built home. Your family will enjoy, an abundance of separate living areas, beginning with the front living room which is nestled at the front of the home and enjoys an elevated position overlooking the front gardenscape. Moving along the entranceway you will soon be welcomed by an open plan meals, family and gourmet kitchen which comes complete with quality appliances including a 900mm Smeg combined gas cooktop and electric oven as well as a dishwasher. The kitchen also features plenty of cupboard and bench space including stylish laminate benchtops and white and timber veneer cabinetry as well as a very large breakfast bar which is perfect for busy families gathering in the morning preparing for work and school. The spacious family and meals area highlights extra-large grey floor tiles and easy access to the under-roof alfresco area. Comprising four (4) large bedrooms, all having built-in wardrobes and the main bedroom benefits from a very large walk-in-wardrobe and a stylish ensuite bathroom with a large screenless shower, private toilet both being located behind the

single vessel sink vanity with under bench cupboards and drawers, all complimented by quality fittings and charcoal tile colour scheme. Families will be thankful for the separate rumpus room and large 3-way bathroom including the stylish single vessel sink vanity with under bench cupboards and drawers, large screenless shower and separate toilet, making the early morning work/school rush an easy process. Other highlights to this home are the practical and quality tiled floor coverings through the entrance, kitchen, meals, family and hallway and the decorative cornices throughout and completing inside is a good-sized laundry with built-in stainless-steel tub and plenty of cupboards and a glass sliding door for outdoor access. All year-round comfort has been catered for with a gas point in the family room and ducted and zoned reverse cycle air conditioning. Outside entertaining will be an absolutely pleasure in the under-roof alfresco area which overlooks the lush green lawns and landscaped gardens and is easily accessible through the huge sliding glass doors which also brings outdoor entertaining inside. You can easily gain trailer access to the back yard through the drive through garage. Currently tenanted to wonderful tenants until October 2023 so a delayed settlement is available to owner occupiers. This wonderful home is in a convenient location in the popular Macquarie View Estate and is just waiting for its new family.

KITCHEN

3.3m x 2.6m

- Centrally appointed and open plan to meals/family room
- Double stainless sink
- Stylish laminate benchtops including large breakfast bar
- 900mm Smeg stainless steel combined gas cooktop (5 burner) and electric oven
- Tiled splashback
- Stainless steel pull-out rangehood
- White Haier dishwasher
- Very large and high quality charcoal tiled floor coverings
- Double door pantry
- Ducted reverse cycle air conditioning vent
- Fridge space: 0.9m (w) x 1.8m (h)



MEALS ROOM

3.6m x 3.0m

- Open plan to kitchen and family
- Very large and high quality charcoal tiled floor coverings
- Downlighting
- Ducted reverse cycle air conditioning vent
- 2 very large windows dressed by roller blinds
- Decorative cornices



FAMILY ROOM

4.7 m x 5.6m

- Spacious room which is open plan to kitchen and meals and overlooks under-roof back patio
- Very large and high quality charcoal tiled floor coverings
- TV point
- Downlighting
- Very large glass sliding door leading out to back patio which is dressed by vertical slider panels
- Ducted reverse cycle air conditioning vent
- Gas point
- Decorative cornices



MAIN BEDROOM 4.6m x 3.7m

- Privately positioned at the back of the home
- Quality carpet floor coverings
- Large oblong window dressed by roller blind
- Ducted reverse cycle air conditioning vent
- Downlighting
- TV point including bracket
- Large walk in wardrobe with hanging and shelves



ENSUITE BATHROOM 3.3m x 2.2m

- Luxurious ensuite including screenless shower complete with niche
- Single vessel sink vanity with laminate benchtop and underbench cupboard and drawers
- Vanity mirror
- Toilet
- Heating/exhaust combo
- Stylish floor tiles and charcoal grey floor to ceiling wall tiles
- Quality fixtures and fittings



BEDROOM 2 3.1m x 3.8m

- Quality carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- 2 x double hung windows dressed by roller blinds
- Decorative cornices



BEDROOM 3 3.5m x 2.7m

- Nestled at the front of the home
- Quality carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- 2 x large double hung windows dressed by roller blinds
- Decorative cornices



BEDROOM 4

3.4m x 3.4m

- Nestled at the front of the home
- Quality carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- 2 x double hung windows dressed by roller blind
- Downlights
- Decorative cornices



LIVING ROOM

4.0m x 4.3m

- Nestled at the front of the home
- Quality carpet floor coverings
- TV point & bracket
- 2 x double hung windows dressed by roller blinds
- Ducted reverse cycle air conditioning vent
- Downlighting
- Decorative cornices



MAIN BATHROOM - 3.3m x 3.1m

- Spacious 3-way bathroom
- Single vessel sink on large vanity with laminate benchtops and stylish timber veneer cabinetry and vanity mirror
- Separate private toilet
- Full-size bathtub
- Large screenless shower with large showerhead and niche
- Heating/exhaust combo
- Stylish charcoal grey floor tiles and floor to ceiling wall tiling



LAUNDRY

2.9m x 1.6m

- Built-in stainless steel tub with laminage benchtops and timber veneer cabinetry and underbench cupboards
- 2 x 2 door linen cupboards
- Auto taps
- Charcoal grey tiled splashback and floors
- Glass sliding door with screen door
- Decorative cornices



UNDER-ROOF BACK PATIO



SPACIOUS BACKYARD



COMFORTS

- Rheem Metro 26 continuous gas hot water system
- Daikin ducted and zoned reverse cycle air conditioning
- Rotary clothesline
- External TV antenna
- 2 x whirly birds
- Linen cupboards in laundry
- Rainwater tank with pump
- Drive through garage
- Town water and sewer
- Natural gas connection
- NBN to premises connectivity
- Hunter automatic watering system to front and back yards including gardens
- Pathway around home

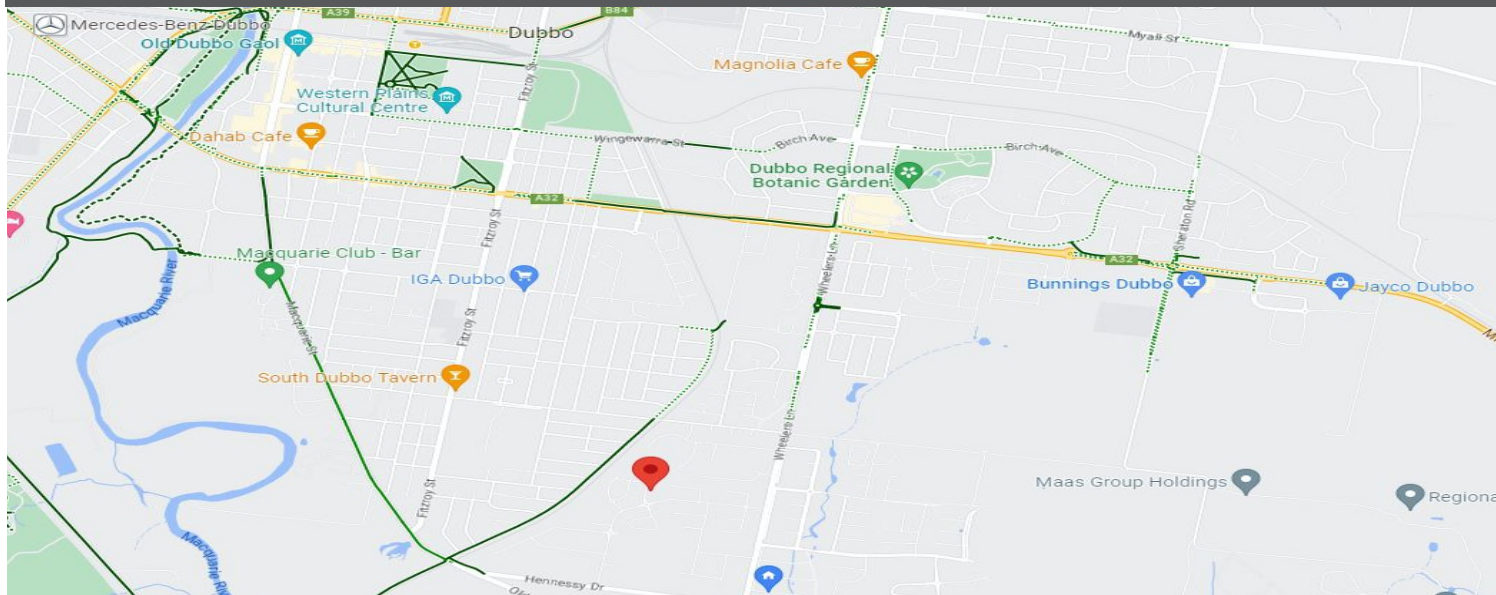
DRIVE THROUGH GARAGE



IMPROVEMENTS

- Quality built by Brad Acheson Homes, brick veneer and colorbond roof residence with double lock-up and drive through garage with auto door to front and roller door to the back
- Under-roof with bulkhead back patio 4.5m x 3.0m approx. with external power points and grey tiled floors
- Colorbond boundary fencing

CONVENIENT LOCATION



LAND SIZE

790.4 m2 approx.

COUNCIL RATES

\$2,977.29 pa approx.

HOUSE SIZE

265.63 m2 or 28.59 squares approx.

AGE OF HOUSE

Built by Brad Acheson Homes in 2018

RENTAL DETAILS

**Currently leased to 9/10/2023
@ \$560.00 per week**

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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