

FOR SALE

OFFERS INVITED !



REDDEN FAMILY

— *Real Estate* —



61 St Georges Terrace, Dubbo

SPACE, GRACE & AMAZING VIEWS!



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WELCOME TO YOUR DREAM HOME !

SPACE, GRACE & AMAZING RURAL VIEWS !

Get ready to see an amazing home that provides not only the perfect quiet location but also offers lifestyle, style and space as well as sweeping country views. Situated in an elevated and private position, on a huge 4,961 m2 block of land, where you will first be greeted by the winding sealed driveway complimented by extensive lawns and formal gardenscapes and as you drive on up, you will be delighted to see the grandiose homestead. Enter through the graceful double porch and once inside the foyer you will soon be captivated by the extensive cathedral ceilings, high gloss laminate flooring, wide decorative skirting boards, letting you know that you are about to see something special. Infused in style and having a romantic charm, this stunning light-filled home depicts endless entertaining possibilities as well as relaxed living. Moving from the foyer into the huge dining room which has enough space to encompass a dining table for a large family plus their friends and extended family members or could easily be utilised as a combined living and dining area. As you make your way through you will then be drawn in by the stunning north-facing atrium/living room complete with cathedral ceilings and framed by a stunning 6 bay window which captures all the lovely natural sunlight whilst allowing amazing panoramic views right across to Mugga Hill. This room is certainly a wow factor !! From here, you move into the east wing where you will be greeted by the family room featuring a cosy Clean Air wood heater in the centre of the room, being perfect for those cold winter months as well as a bay window to embellish the natural sunlight and take in the lovely outlook. There is also a powder room conveniently placed on this side. Privately positioned, at the end of the east wing, is a massive main bedroom which benefits from its own private, wrap around patio, for you to sit and take in those magical views or listen to the birds frolicking in the gardens and established trees. Completing the main bedroom is the large walk-in-wardrobe filled with loads of hanging and shelving, but which is neatly finished by sliding doors together with a generously sized ensuite bathroom boasting a double sink vanity on Caesarstone benchtop and under bench cupboards, large shower and including your very own full-size bathtub. The functional kitchen is in the heart of the home and comprises ample storage cupboards and Caesarstone benchtops, Miele appliances including an electric wall oven, built-in microwave, induction cooktop and an integrated

dishwasher. The kitchen also offers an eat-in or breakfast area for those busy families or could quite easily be utilised as another sitting area which opens out to a large, tiled back patio. Beside the kitchen is a spacious laundry which features great bench space including a built-in stainless steel laundry tub, 3 door linen cupboard and an external door leading outside. The west wing consists of the remaining 3 bedrooms which are all generously sized and feature large windows to take advantage of the natural sunlight and a wonderful outlook. The main bathroom is conveniently located between bedrooms 2 and 3 and enjoys a large shower, full size bathtub and single sink vanity with under bench cupboards and drawers. There is also a separate powder room from the bathroom. Completing the west wing is the spacious library/rumpus room thoughtfully allocated beside the bedrooms but separate from all other living areas making for a perfect spot to sit quietly and read whilst overlooking the back paved patio and evergreen backyard or providing the kids their own space for hanging with friends or playing games. This space also opens out to the paved back outdoor area. Polished, glossy flooring flows through all three expansive living spaces, formal dining, kitchen, and informal meal areas. All year-round comfort has been considered with the wood heater and ducted reverse cycle and zoned air conditioning throughout serviced by two units. Outside enjoys an extensive paved courtyard that wraps around the back of the home and overlooks the manicured lawns, established gardens and shade trees which are easily maintained by the automatic watering system fed by both rainwater and town water. The extra-large garden shed has a large door for easy access for larger items which will be appreciated by hobbyist who like to tinker, and it also is great storage space for your tools and gardening equipment. The private backyard is completely fenced off so that your kids and pets can roam freely. Car accommodation and extra storage has been taken care of with the triple garage with auto doors plus plenty of additional storage cupboards and the 3rd external bathroom with shower and toilet, which is attached to the garage, is a fantastic addition particularly if you are working outside or entertaining or later decide to partly convert the garage to a granny flat. Your dream home is awaiting you to move straight in and enjoy.

KITCHEN - 4.3m x 4.1m

- Spacious galley kitchen
- Double stainless steel sink with portable cutting board
- Stylish Caesarstone benchtops elegantly framed with white cabinetry cupboards
- Miele stainless steel electric wall oven
- Miele stainless steel microwave oven
- Miele electric ceramic cooktop
- Stainless steel and glass rangehood
- Miele integrated dishwasher
- Stylish tinted glass splashback
- High gloss laminate flooring
- High ceilings, wide decorative skirting boards and decorative cornices
- Fridge space: 1.1m (w) x 1.8m (h)
- Daikin r/c split system air conditioner
- Large window dressed by roller blind



EAT-IN CASUAL DINING - 4.7m x 2.3m

- Open plan to kitchen
- High gloss laminate flooring
- Large glass sliding door with sliding screen leading out to paved courtyard
- Pedestrian access door leading out to paved courtyard
- High ceilings, wide decorative skirting boards and decorative cornices
- Downlighting
- Large window dressed by roller blind



DINING/LIVING ROOM - 8.2m x 4.8m

- Very spacious and centrally appointed room with beautiful expansive cathedral ceilings
- Glass bi-folding doors leading into atrium
- Solid bi-folding doors leading into library/rumpus
- Solid bi-folding doors leading into family room
- TV point including bracket and TV is also included in the sale
- Downlighting
- High gloss laminate flooring
- High ceilings, wide decorative skirting boards and decorative cornices



FAMILY ROOM - 9.4m x 4.2m

- Nestled at the front of the home
- Beautiful cathedral ceilings with large bay window overlooking picturesque gardens and enabling lovely rural views, dressed by sheer and sunblock curtains
- Clean Air wood heater on slate tiles
- Ducted reverse cycle air conditioning vent
- TV point including bracket
- Austar point
- Downlighting
- High ceilings, wide decorative skirting boards and decorative cornices



LARGE ENTRANCE

- Wide formal entrance with vertical windows into atrium
- Large opaque glass storage cupboards
- High gloss laminate flooring
- Downlighting
- High ceilings, wide decorative skirting boards and decorative cornices



ATRIUM/LIVING ROOM-8.4m x 6.6m

- Proudly positioned at the front of the home with a north facing 6 bay window making this room a stand out feature
- 6 panel bay window dressed by roller blinds
- High gloss laminate flooring
- Ceiling fan
- High ceilings, wide decorative skirting boards and decorative cornices
- TV point
- Glass bi-folding doors
- Downlighting



LIBRARY/RUMPUS ROOM-7.3m x 5.3m

- Located on the west wing
- Solid bi-folding doors leading out to dining/living room
- Large glass sliding door leading out to courtyard dressed by roller blind
- Ducted reverse cycle air conditioning vent
- TV point
- High gloss laminate flooring
- High cathedral ceilings, wide decorative skirting boards and decorative cornices



COURT YARD

- Extensive tiled courtyard area that wraps around the back of the property
- Accessible from kitchen and eat-in area, library and garage and 3rd bathroom at the rear of the garage
- External TV point
- External power points



MAIN BEDROOM - 6.9m x 4.8m

- Privately positioned in the east wing enjoying its own private patio and bay window to take in the lovely rural views
- Very spacious and beautiful sunlit bedroom
- Glass and timber door leading out to patio dressed by venetian blinds
- Large bay window dressed by sheer and sunblock curtains
- Quality carpet floor coverings
- 2 x ducted reverse cycle air conditioning vents
- Downlighting
- TV point
- High ceilings, wide decorative skirting boards and decorative cornices



WALK THROUGH WARDROBE-3.5m x 1.9m

- Very large walk through wardrobe with hanging and shelves
- Quality carpet floor coverings
- Downlighting
- You will never have to worry about untidy cupboards as all cupboards have sliding doors
- High ceilings, wide decorative skirting boards and decorative cornices



ENSUITE BATHROOM-3.1m x 3.0m

- Generously sized ensuite
- Stylish tiled floors and floor to ceiling wall tiling
- Full-size bathtub with view
- Large shower
- Double sink vanity on Caesarstone benchtops, and timber veneer cabinetry with underbench cupboards and drawers
- Large timber framed vanity mirror
- Combined heating and exhaust light
- Downlighting
- Ducted reverse cycle air conditioner vent
- Large window over bathtub dressed by roller blind
- Toilet



L-SHAPED PRIVATE PATIO

- Wraps around the main bedroom with access via glass and timber door
- Perfect private sitting spot to listen to the birds or gaze out to the rural horizons
- Security screen door
- Tiled floors
- Framed by white powder coated metal balustrades
- Downlighting



BEDROOM 2 - 5.9m x 4.6m

- Very spacious room with quality carpet floor coverings
- Wall to wall built-in wardrobe with hanging & shelving and including built-in mirrored dresser
- Large north facing window dressed by sheer and sunblock curtains and elongated window dressed by roller blind
- Ducted reverse cycle air conditioner vent
- High ceilings, wide decorative skirting boards and decorative cornices



BEDROOM 3 - 4.4m x 3.9m

- Very spacious room with quality carpet floor coverings
- Large window dressed by sheer and sunblock curtains and elongated window dressed by roller blind
- Ducted reverse cycle air conditioner vent
- Downlighting
- High ceilings, wide decorative skirting boards and decorative cornices



BEDROOM 4 - 3.9m x 3.8m

- North facing room with large bay window dressed by sheer and sunblock curtains
- High gloss laminate flooring
- Ducted reverse cycle air conditioner vent
- High ceilings, wide decorative skirting boards and decorative cornices
- NBN connection point



FRONT PORTICO

- Take in the serenity right from your front door
- Downlighting
- Tiled steps and entrance flooring
- Double step entry making for a grand entrance
- White metal balustrades



MAIN BATHROOM - 3.0m x 2.9m

- Spacious bathroom with neutral colour scheme
- Full size bathtub framed by stylish tiles
- Large shower
- Single sink vanity on Caesarstone benchtops, timber veneer cabinetry, with underbench cupboards and drawers
- Large timber framed vanity mirror
- Combined heating and exhaust light
- Downlighting
- Large window over bathtub dressed by roller blind
- Separate powder room



LAUNDRY - 3.9m x 2.3m

- Spacious room with neutral colour scheme
- Built-in stainless steel sink with quality tapware
- Laminate benchtop with underbench cupboards
- 3 door linen cupboard
- Stylish tiled floors and splashback
- Auto taps
- Large window dressed by roller blind
- Solid pedestrian access with security screen door
- High ceilings
- Solar booster switch



POWDER ROOM

- There are 2 separate powder rooms, one located near the family room and the other located near the main bathroom
- Single sink vanity with timber veneer cabinetry, underbench cupboards and quality mixer tap
- Timber framed vanity mirror
- Toilet
- Stylish tiled floors and splashback



3RD SHOWER IN GARAGE

- Located at the back of the garage with access from the courtyard and backyard being convenient for when you are working outside or entertaining or if you later decide to partly convert garage into a granny flat
- Shower
- Single sink vanity with underbench cupboards and quality mixer tapware
- Toilet
- Tiled floors and partial wall tiling





TRIPLE CAR GARAGE



BOUNDARY MAP



GARDEN SHED



EXTENSIVE COURTYARD



SIDE ACCESS

COMFORTS

- Solar hot water system and Vulcan electric hot water service
- 2 x Daikin ducted and zoned reverse cycle air conditioning
- Ceiling fan
- Clean Air wood heater
- External TV antenna
- Skylight
- An abundance of storage cupboards
- Licensed bore
- 22,500 litre water storage (both rainwater and bore and topped with town water) connected to automatic watering system
- Fully automatic watering system to front and back yards
- NBN connectivity
- Back to base alarm system
- Wide open garden spaces and panoramic views out to Mugga Hill



RAINWATER & BORE WATER STORAGE



FREE FLOWING FRONT GARDEN



SPACIOUS BACK YARD

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IMPROVEMENTS

- A grandiose brick veneer homestead with tiled roof and sealed road right to the entrance and garage
- Grandiose double step portico entry
- Triple lock up garage with auto doors
- Double cast iron gates providing side access and also secure backyard
- Extra large garden shed (7m x 4m approx.)
- Extensive tiled courtyard that wraps around the back of the home
- Private L-shaped main bedroom patio

LAND SIZE
4,961 m2 approx.

RATES
\$4,205.95 pa approx.

AGE OF HOUSE
Built in approx. 1987

SIZE OF HOUSE
approx. 351 m2 or 37 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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