

FOR SALE



REDDEN FAMILY
— *Real Estate* —



REDDEN FAMILY

55 Lincoln Parkway, Dubbo

Offers Invited



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Dubbo NSW 2830



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55 Lincoln Parkway Dubbo

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WELCOME TO YOUR NEW HOME

SURROUND YOURSELF WITH CLASS, LUXURY & STYLE!

Introducing the ultimate modern and luxurious home, in an elite address at Grangewood Estate, where class, luxury and elegance meet contemporary design. No. 55 Lincoln Parkway, boasts sleek lines, clean and dramatic finishes, and will captivate you right from the kerbside. Quality built by Brett Harvey Designs where the paint has not long dried, this home will be popular with many. Here you will find a spacious executive home that is not only bound to please but provides an open concept layout that flows effortlessly from one space to the next and stepping inside, through the keypad entrance door, where you will be greeted by a nice wide entrance hallway complimented by a striking feature wall. Most rooms capture the lovely natural sunlight that filters through the many large windows and glass sliding doors including the expansive open plan meals, family, and kitchen, perfect for entertaining guests or where families can gather which also has enough space to incorporate a large dining hutch or cocktail bar. The kitchen is a chef's dream, featuring state-of-the-art appliances, ample bench space, and a large island bench that also caters for food preparation and casual dining. Tucked away behind the kitchen, is the large butler's pantry, providing plenty of shelves and storage space, to appease the Tupperware enthusiasts as well as a round stainless-steel sink and a generous space for the fridge. The lounge room is nestled at the front of the home and is a great second living area. All four bedrooms are generously sized and the main bedroom is a true oasis being privately nestled away at the back of the home, away from the other bedrooms where it also features a walk-in-wardrobe complete with his and her entrances, including a built-in timber dresser benchtop and round mirror,

and a spacious and stylish ensuite bathroom with gorgeous tiles, large twin black vessel sinks, with brush gold fittings, round vanity mirrors, screen-less shower and private toilet. Busy families will adore and appreciate the large 3-way bathroom and be taken in by the exquisite feature tiling behind the large black double vessel sink vanity with underbench cupboards and draws, brush gold fittings and fittings, frameless shower and private toilet. Completing the many features inside is the large laundry which has an abundance of bench space and storage cupboards including a hanging space and external access. All year round comfort has been sorted with the ducted and zoned reverse cycle air conditioning. Other great features include plenty of storage options in the hallway and laundry. Step outside through the glass sliding corner door into the huge L-shaped outdoor entertaining area, easily bringing outdoor entertaining inside. This space is highlighted by large grey tiled floors, built-in BBQ including the Beefmate BBQ, Caestone benchtops, double exhaust fans, TV point and bracket, 2 x Arlea heaters, and overlooks the large backyard and manicured lawns. Access to the backyard is easy through either the drive through double lock up garage or from the double gates at the rear of the backyard. We are sure that you will be impressed by all that is on offer at this address so don't miss your chance to own this one-of-a-kind and impressive 4 bedroom residence. Contact Scotty Redden at Redden Family Real Estate to arrange your very own private tour or contact the Office for details on up-coming open homes where we look forward to welcoming you there!

KITCHEN

6.9m x 2.7m

- Centrally appointed and open plan to meals/family room
- Double stainless sink
- Stylish Caesarstone benchtops and white and charcoal cabinetry
- Large island bench with stylish pendant light fittings
- 900mm Smeg stainless steel combined gas cooktop (5 burner) and electric oven
- White brick tiled splashback
- Built-in rangehood
- Stainless steel Smeg dishwasher
- Stylish vinyl floor planks
- Ducted reverse cycle air conditioning vent
- Butler's pantry including plumbed fridge space
- Large dining hutch or cocktail bar



MEALS ROOM

(combined area 5.5m x 7.7m)

- Open plan to kitchen and family
- Stylish vinyl floor planks
- Downlighting
- Ducted reverse cycle air conditioning vent
- Large corner window offering panoramic views of the garden space



FAMILY ROOM

(combined area 5.5m x 7.7m)

- Spacious room which is open plan to kitchen and meals which opens out to alfresco area
- Very large and high quality charcoal tiled floor coverings
- TV point
- Downlighting
- 2 x large glass stacker sliding doors leading out to back patio which opens out to alfresco area bringing outdoor entertaining inside
- Ducted reverse cycle air conditioning vent
- TV point and bracket



MAIN BEDROOM

4.2m x 4.8m

- Very spacious room which is privately positioned at the back of the home
- Quality plush carpet floor coverings
- Large window dressed by stylish roller blind
- Ducted reverse cycle air conditioning vent
- Downlighting
- TV point including bracket
- Large walk-in-wardrobe with his and her entrances with loads of hanging and shelves including a stylish dresser with timber bench and round mirror



ENSUITE BATHROOM

3.8m x 2.6m

- Luxurious ensuite including floating vanity with double black vessel sinks on laminate benchtops with underbench cupboards and drawers
- Twin round mirrors set on stylish feature wall
- Large screenless shower complete with niche
- Private toilet
- Linen cupboard
- Heating/exhaust combo
- Stylish floor tiles and charcoal grey floor to ceiling wall tiles
- Exquisite brush gold tapware and fittings



BEDROOM 2

3.1m x 3.4m

- Quality plush carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- Large window dressed by roller blind
- Ample power points
- TV point



BEDROOM 3

3.2m x 3.4m

- Nestled at the front of the home
- Quality plush carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- 4 panel elongated casement windows dressed by roller blind
- Ample power points

BEDROOM 4

3.2m x 3.4m

- Nestled at the front of the home
- Quality plush carpet floor coverings
- 2 door built in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioning vent
- 4 panel elongated casement windows dressed by roller blind
- Ample power points



MEDIA ROOM

3.6m x 4.0m

- Nestled at the front of the home
- Quality plush carpet floor coverings
- 4 panel elongated casement windows dressed by roller blind
- Ducted reverse cycle air conditioning vent
- TV point with built-in wall cable system
- Downlighting



MAIN BATHROOM - 4.1m x 3.8m

- Luxurious and spacious 3 way bathroom
- Huge floating vanity with double black vessel sinks on laminate benchtops with underbench cupboards and drawers
- Twin round mirrors set on stylish feature wall
- Large screenless shower complete with niche
- Statement freestanding black and white full-size bathtub
- Private toilet
- Heating/exhaust combo
- Stylish floor tiles and charcoal grey floor to ceiling wall tiles
- Exquisite brush gold tapware and fittings



LAUNDRY

3.4m x 1.7m

- Built-in stainless steel tub with laminage benchtops and white cabinetry with ample underbench cupboards, shelves and clothes airer/dryer rod
- Broom cupboard
- Auto taps
- White tiled splashback and charcoal tiled floors
- External pedestrian access door
- Quality tapware and brush gold and black fittings



ALFRESCO AREA



SPACIOUS BACKYARD



COMFORTS

- Keypad entrance door
- Rheem continuous gas hot water systems x 2
- Daikin ducted and zoned reverse cycle air conditioning
- External TV antenna
- Plenty of linen and storage cupboards
- Rainwater tank with pump
- Drive through garage plus double gates at back of yard providing great options for back yard access
- Town water and sewer
- Natural gas connection
- NBN to premises connectivity
- Automatic watering system to front and back yards including gardens
- Pebble Crete driveway and pathways
- Alfresco area includes: 2 x exhaust fans, 2 x Arlec heaters, Beefmaster BBQ included in sale

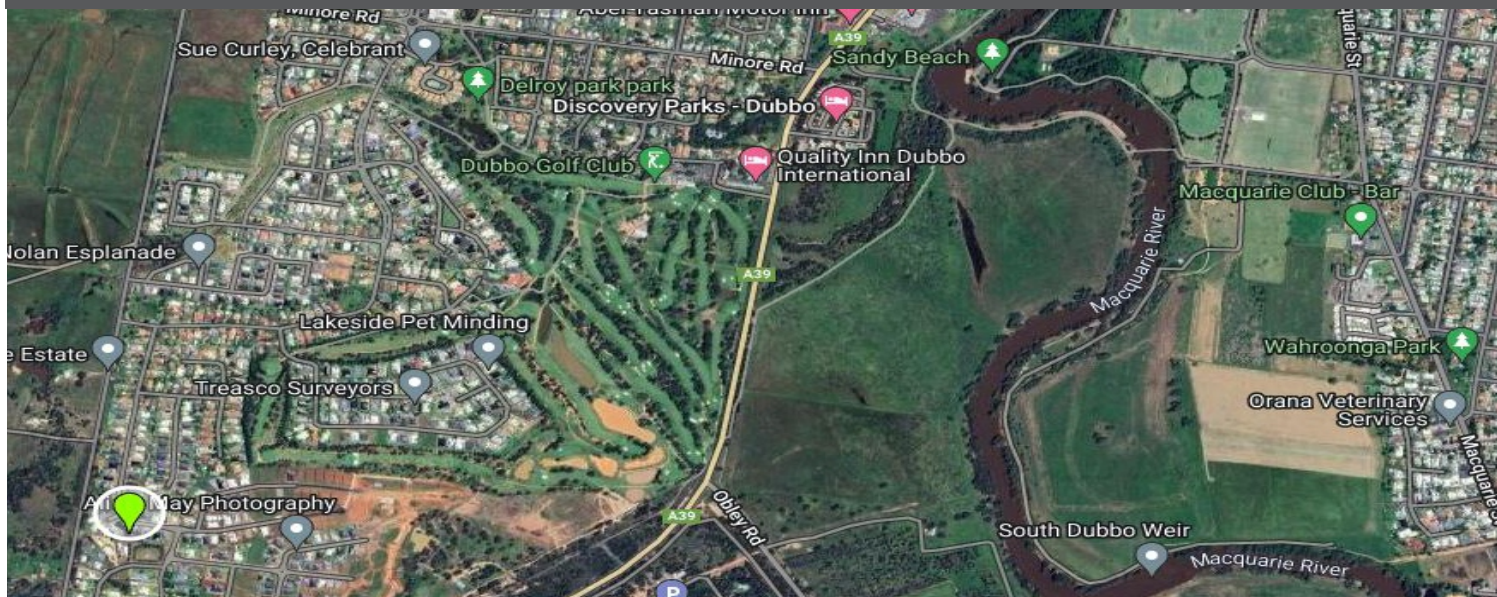
BACK YARD ACCESS



IMPROVEMENTS

- A quality rendered hebel home with colorbond roof, built by Brett Harvey Constructions in 2022
- Double lock-up and drive through garage with auto door to front and roller door to the back
- L-shaped under-roof and tiled alfresco area (6.0m x 4.8m approx.), complete with built-in Beefmaster BBQ, Caesarstone benchtops, underbench cupboards, 2 x exhaust fans, Arlec heaters, external power points
- Colorbond boundary fencing

BLUE RIBBON LOCATION



LAND SIZE

1,087 m2 approx.

COUNCIL RATES

\$3,048.18 pa approx.

HOUSE SIZE

323.57 m2 or 34.83 squares approx.

AGE OF HOUSE

Built by Brett Harvey in 2022

EXCLUDED FROM SALE: Security cameras

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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