

# FOR SALE



**REDDEN FAMILY**  
— *Real Estate* —



**3 Poidevin Place, Dubbo**

**PRICE GUIDE: \$590,000-\$620,000**



3 Gilgai Court,  
Dubbo NSW 2830



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## 3 Poidevin Place Dubbo

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### KITCHEN 3.1m x 3.3m

- Stainless steel sink with tiled splashback
- Double draw Fisher & Paykel dishwasher
- Westinghouse electric wall oven
- Westinghouse electric hotplates
- Pull-out rangehood
- Quality large tiled floors
- Laminate benchtops
- Long breakfast bench
- Ample cupboard space
- 2 door pantry
- Phone point
- Ducted evaporative cooling vent
- Large window dressed by roller blind
- Outlook over pergola

### FAMILY ROOM 5.1m x 3.8m

- Open plan to dining and kitchen
- Quality large tiled floors
- Ducted evaporative cooling vent
- Norseman wood heater
- Large window dressed by sheer curtains and day/night roller blinds
- TV point
- Large sliding doors leading out to covered pergola dressed by sliding plantation shutters



### MAKE YOURSELF AT HOME !

Spacious and well maintained is what comes to mind when you walk through this lovely 4-bedroom family home, sitting on an 885.60m<sup>2</sup> parcel of land and tucked away in a quiet cul-de-sac location. This home would suit anyone looking for some extra space and somewhere for the kids and pets to play. Enjoy a very functional floor plan with ease care tiled floor coverings in the entrance, meals, family and kitchen and two separate living areas including the generously sized lounge room and spacious family room, featuring a cosy wood heater which is sure to keep you warm in these cold winter months. The kitchen is in the heart of the home and features quality appliances including a dishwasher, plenty of storage and bench space and the long breakfast bar will be appreciated by busy working families to be able to meal prep whilst assisting kids with their homework. The bathroom is modern and offers a huge bathtub that will

make for some great relaxation after a long day's work. All bedrooms are of good size and have built in wardrobes, the main bedroom enjoying an ensuite bathroom as well as a good size walk-in-wardrobe. All year-round comfort has been taken care of with the wood heater and ducted evaporative cooling plus there is a gas point for alternate heating. Outdoor entertaining will be an absolute pleasure under the undercover pergola which overlooks the spacious yard and inground swimming pool. The BBQ area is separate to the pergola and is undercover, you even get to keep the built-in BBQ. Access to the backyard has been made easy with the double gates at the side of the house and a drive through garage making trailer storage a breeze. All the hard work has been done so you can move in and enjoy. This property should not be missed so organise your inspection today.

### LOUNGEROOM 5.4m x 2.9m x 5.4m x 3.1m

- Lovely L-shaped sunlit room
- Quality carpet floor coverings
- Ducted evaporative cooling vent
- Gas point
- 2 x large windows dressed by sheer curtains and day/night roller blinds
- TV Point





## MAIN BEDROOM 3.5m x 3.4m

- Carpet floor coverings
- Large window dressed by sunblock curtains and day/night roller blinds
- Large walk-in-wardrobe
- Ducted evaporative cooling vent

**Ensuite bathroom:** Shower, single sink vanity, toilet and exhaust fan

## BEDROOM 2 3.0m x 2.9m

- Carpet floor coverings
- 2 door built-in wardrobe
- Ducted evaporative cooling vent
- Large window dressed by sheer curtains and day/night roller blinds

## BEDROOM 3 3.3m x 3.2m

- Carpet floor coverings
- 3 door built-in wardrobe
- Ducted evaporative cooling vent
- Large window dressed by sheer curtains and day/night roller blinds
- TV point
- Shelves

## BEDROOM 4 3.2m x 3.1m

- Carpet floor coverings
- 2 door built-in wardrobe
- Large window dressed by sheer curtains and day/night roller blinds
- Ducted evaporative cooling vent
- TV point
- Shelves



## MAIN BATHROOM 3.0m x 2.5m

- Modern bathroom
- Full size bathtub framed by tiles
- Glass screened shower
- Single sink vanity with underbench cupboards and drawers
- Vanity mirror
- Combined heating light with exhaust
- Tiled floors and floor to ceiling tiling with feature tiles
- Quality tapware



## LAUNDRY 3.8m x 1.3m

- Freestanding tub
- Tiled floors with partial wall tiling
- Auto taps
- 2 door broom & linen cupboard
- External access

## COMFORTS

- Vulcan electric hot water service - 315 litres
- External TV antenna
- 3 door linen cupboard in dining area
- Breezair ducted evaporative air conditioning
- Norseman wood heater
- Gas points (botted gas connection)
- Wifi internet
- Hunter auto watering system to front and back yards



## DINING ROOM 4.6m x 3.5m

- Open plan to family room and adjoining kitchen
- Tiled feature wall
- Quality large tiled floors
- 3 door linen cupboard
- Ducted evaporative cooling vent

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**LARGE PERGOLA + SEPARATE BBQ AREA**



**INGROUND POOL**

**LAND SIZE**  
885.60m2 approx.

**RATES**  
\$2,796.14 pa approx.

**AGE OF HOUSE**  
Built in approx. 1994

## IMPROVEMENTS

- Quality brick veneer and tiled roof residence with drive through double lock-up garage
- Side access
- Garden shed (3m x 3m approx.)
- Undercover paved pergola (6.0m x 4.3m approx.) with clear café blinds
- Separate covered paved BBQ area (2.8m x 2.7m) BBQ included
- Inground pool (8m x 3m approx.) including pool equipment
- Colorbond boundary fencing

**NB: Room measurements are approx. only**

**Redden Family Real Estate recommend you obtain the following:  
Independent legal advice, Unconditional finance, Pest & building inspections**

The enclosed information has been furnished to us by the property's owners. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

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