

FOR SALE



REDDEN FAMILY

— Real Estate —



20 Wentworth Street, Dubbo

PRICE GUIDE: \$435,000-\$465,000



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Dubbo NSW 2830



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2+

www.reddenfamily.com.au

**20 Wentworth Street
Dubbo**

FOR SALE



KITCHEN 4.7m x 3.7m

- Located up-stairs
- Double stainless steel sink with tiled splashback
- Near new stainless steel Solt dishwasher
- Westinghouse electric upright stove
- Chef rangehood plus exhaust fan
- Vinyl floor coverings
- Laminate benchtops
- Good storage cupboards
- 2 door pantry
- Ducted evaporative cooling vent
- Large window dressed by near new roller blind
- Downlighting
- Spacious dine-in area

DINING/FAMILY ROOM 5.0m x 3.5m

- Located up-stairs
- Carpet floor coverings
- Ducted evaporative cooling vent
- Very large glass sliding door leading out to balcony which is dressed by sheer curtains
- Near new Daikin reverse cycle split system air conditioner
- Downlighting
- TV point



RENEW, RENOVATE = REWARD !

This one will gladden the heart of any renovator! Here you will find a two-storey home that offers a flexible floor plan to accommodate extended family and with plenty of room to roam. Sure, it needs to be modernised, but the bones are here ready for you to make your own personal touches. Upstairs you have 3 good sized bedrooms, all with mirrored built-in wardrobes and ducted air conditioning along with the main bathroom and a large kitchen which offers plenty of cupboard storage and bench space and includes a dishwasher as well as an eat-in dining area that overlooks the large backyard, featuring well-established and abundantly bearing fruit trees. There is also a huge family room, that is large enough to also accommodate a separate dining area and has access through a very large glass sliding door, out to the long front balcony which, when

open, will allow a lovely fresh breeze to flow through during the summer months. Downstairs, provides for a 4th bedroom plus a study or small 5th bedroom, and a spacious and sunny loungeroom, complete with a Eureka slow combustion wood heater. Completing downstairs, is the laundry and a second toilet as well as access to the double lock-up garage. Other features include a detached 6m x 6m approx.. colorbond double lock-up garage/workshop that will certainly appease hobbyists or those who like to tinker and there is also a small tool shed and a covered wood storage area. Garden enthusiasts will love the established fruit trees and low maintenance gardens and likewise kids will love the large back yard to kick the ball around. Conveniently positioned within close proximity to Schools, the TAFE College, Dubbo Base Hospital and Orana Mall Marketplace. This home offers a wonderful start for the growing family.



LOUNGEROOM 7.6m x 3.7m

- Located downstairs
- Carpet floor coverings
- Eureka wood heater
- Second toilet
- 3 x large windows dressed by vertical blinds and near new roller blinds on 2
- TV Point
- NBN box

MAIN BEDROOM 3.8m x 3.5m

- Located up-stairs
- Near new carpet floor coverings
- Built-in wardrobe with mirrored doors and hanging, shelves and drawers
- Large window dressed by near new roller blind
- Ducted evaporative cooling vent

BEDROOM 2 3.2m x 2.7m

- Located up-stairs
- Near new carpet floor coverings
- Built-in wardrobe with mirrored doors and hanging, shelves and drawers
- Large window dressed by near new roller blind
- Ducted evaporative cooling vent

BEDROOM 3 3.0m x 2.8m

- Located up-stairs
- Near new carpet floor coverings
- Built-in wardrobe with mirrored doors and hanging, shelves and drawers
- Large window dressed by near new roller blind
- Ducted evaporative cooling vent

BEDROOM 4 2.9m x 2.9m

- Located downstairs
- Near new carpet floor coverings
- Large window dressed by fabric curtains
- Remote controlled ceiling fan with light



MAIN BATHROOM 2.6m x 2.3m

- Full-size bath
- Shower with hand held shower head
- Single sink vanity with underbench cupboards and drawers
- Vanity mirror
- Exhaust fan
- Tiled floors and partial wall tiling
- Separate toilet



LAUNDRY 3.8m x 2.0m

- Twin freestanding tubs
- Tiled floors with tiled splashback
- Auto taps
- External access
- Hot water service
- Double door free standing linen cupboard
- Vertical blinds on window

COMFORTS

- Aquamax electric hot water service - 315 litres
- Eureka wood heater in loungeroom
- Brivis ducted evaporative air conditioning (services upstairs only)
- Daikin reverse cycle split system air conditioner in family room
- Ceiling fan in bedroom 4
- External TV antenna
- Linen cupboard up-stairs
- NBN to premises
- Rotary clothesline



BEDROOM 5/STUDY 3.3m x 2.2m

- Located downstairs
- Carpet floor coverings
- Large window dressed by near new roller blind

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FOR SALE



DETACHED SHED/WORKSHOP



ESTABLISHED GARDENS & FRUIT TREES

LAND SIZE
802.80 m2 approx.

RATES
\$2,756.76 pa approx.

AGE OF HOUSE
Built in approx. 1974

IMPROVEMENTS

- Brick veneer and fibro cladding home with a tiled roof residence and double garage with auto door and internal access
- Detached 6m x 6m approx. colorbond double lock-up garage with roller doors, on concrete slab and with power
- Small tool shed and covered wood storage area
- Small rainwater tank off shed
- Combined colorbond, paling and steel pool fencing boundary fences

NB: Cubby house is EXCLUDED from the sale

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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