

FOR SALE

OFFERS INVITED !



REDDEN FAMILY

— *Real Estate* —



14 Shindys Road, Dubbo

PRIVATE POSITION, 4 BAY SHED STUDIO & MORE!



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www.reddenfamily.com.au

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WELCOME TO YOUR DREAM HOME !

PRIVATE POSITION PLUS 4 BAY SHED, STUDIO & MUCH MORE!

Located in the ever-popular Holmwood Estate is where you will find this 5 years' young quality built Hudson home with a modern-organic Boho theme. This home will capture your heart the moment you walk in the front door and you will definitely fall in love with the presentation and style this property has to offer starting with the formal entrance and long hallway complemented by the wide *Pale Limed Oak* laminate flooring which is featured throughout this property. Standing on a 2,000 m2 block where all improvements have been thoughtfully positioned to complement each other and enjoy all that is on offer. From the entry you will pass the front living/home theatre room which is neatly positioned at the front of the home and overlooks the lovely established front gardens cape. The main bedroom is privately tucked away at the western end of the hallway, the bedroom is generous in size and offers a spacious walk-in-wardrobe with hanging and shelving and also a spacious ensuite bathroom which features matt white partial wall tiling and grey tiled floors, floating single sink vanity complete with under bench cupboards and a large shower. Wandering back up the hallway you will come across all remaining spacious bedrooms, all benefitting from mirrored built-in wardrobes, ducted reverse cycle air conditioning vents and large windows dressed by vertical blinds as well as a very large study nook situated in a quiet space for kids to complete their assessment tasks and comes complete with stylish veneer bench, wall panelling and data points. The eastern end of the hallway also showcases the main bathroom, laundry and access to the double lock-up garage. The main bathroom features stylish matt white partial wall tiling and grey tiled floors as well as a large shower, full size bathtub, single sink hung vanity with under bench cupboards and drawers and a separate toilet. The laundry has a free-standing stainless-steel tub with tiled floors and a solid and glass panel door providing external access. At the end of the entrance hallway, and in the heart of the home, you will find an open plan well-appointed kitchen, family and dining area with massive glass stacker sliding doors which not only lead out to the under-roof alfresco area but capture all the lovely natural sunlight from the northerly aspect and making the space feel spacious, light and welcoming and which allows you to bring outdoor entertaining inside. The kitchen comes complete with quality appliances

including an electric cooktop with gas provision allowing an easy transition for those who prefer to cook with gas, an electric wall oven and dishwasher, good bench and cupboard space including an island bench with built-in stainless-steel sink and stylish pendant lighting which is sure to appease busy families or those who like to entertain. The outside setting is where the fun begins and is just as impressive as the inside. Here you will find a large under-roof north facing alfresco area, featuring stylish tiled floors, external power points and a built-in BBQ setting which includes a round stainless-steel sink complete with hot and cold water, stone benchtops and under-bench cupboards which overlooks the sparkling 9m inground swimming pool. Alongside the alfresco area, is a designated area for your very own fire pit perfect for winter entertaining and camp oven cooking. But the fun doesn't stop here as you will pleasantly surprised to find a cute fully serviced guest retreat or studio which is nestled away from the main homestead, representing the perfect place for guests to enjoy their own peace and quiet whilst visiting. This space enjoys easy care vinyl floor planks, open plan kitchenette, meals and living and separate bathroom and bedroom accessible via a stylish sliding barn door. Finishing the outside area is the huge detached 16m x 7m colorbond shed/workshop which enjoys 4 separate roller doors as well as pedestrian entrance and is easily accessible from the double gated side access. Pets have their own space fenced off behind the shed and the back yard is still large enough for the kids and pets to play freely but has been designed for quick and easy maintenance to keep it in its immaculate presentation which is assisted by the automatic watering system. The owners have even got approval for a bore to be constructed so all you need to do is book in your driller and arrange for it to be completed. All year round comfort has been taken care of with the ducted and zoned reverse cycle air conditioning, gas points for alternate heating and the 10kW solar system will certainly help with your energy costings. This exceptional large lot residence package is undoubtedly a home of style and space and has all the necessary requirements for an enjoyable family lifestyle and even provides for extended family. You must come and experience all that is on offer for yourself.

KITCHEN - 2.7m x 4.4m

- Centrally appointed and welcoming kitchen
- Open plan to dining and family
- Double stainless steel sink built into island bench
- Stylish *Pale Limed Oak* laminate flooring
- Westinghouse stainless steel electric under-bench oven
- Westinghouse electric hot plates with provision for gas (for easy substitution)
- Stainless steel pull-out rangehood
- Westinghouse stainless steel dishwasher
- Laminate benchtops and island bench with stylish glass pendant lighting
- White brick tiled splashback
- Generous fridge and microwave space
- White plantation shutters on window
- Double door pantry



DINING AREA - 3.5m x 4.4m

- Open plan to kitchen and family room
- Stylish *Pale Limed Oak* laminate flooring
- Ducted reverse cycle air conditioning vent
- Huge 6.8m approx. glass stacker sliding doors, all north facing and with security sliding screens and dressed by stylish sheer curtains which open out to the undercover alfresco area bringing outside entertaining inside



FAMILY ROOM - 3.3m x 4.75m

- Open plan to dining and kitchen with large glass stacker sliding doors, all north facing, allowing lovely natural sunlight to enter the room
- Stylish *Pale Limed Oak* laminate flooring
- Ducted reverse cycle air conditioning vent
- Stacker doors dressed by stylish sheer curtains



STUDY NOOK - 5.5m x 1.8m

- Privately nestled in hallway
- Stylish *Pale Limed Oak* laminate flooring
- Stylish veneer benchtop with feature wall panelling
- Ducted reverse cycle air conditioning vent
- Downlighting
- Data points



LIVING/HOME THEATRE- 3.8m x 3.8m

- Privately appointed at the front of the home
- Lovely light filled room
- Quality carpet floor coverings
- Ducted reverse cycle air conditioning vent
- Large window dressed by vertical blinds
- TV point



MAIN BEDROOM - 4.5m x 3.8m

- Privately positioned at the front of the home and separate from the other bedrooms
- Quality carpet floor coverings
- Large window dressed by vertical blinds with lovely outlook over front landscaped gardens
- Ducted reverse cycle air conditioning vent



ENSUITE BATHROOM - 2.5m x 1.9m

- Stylish matt white partial tiled walls and grey floor tiles
- Single sink vanity with laminate benchtop and under bench cupboards
- Vanity mirror
- Large shower with hand held showerhead
- Toilet
- Combined heating and exhaust tastic light



WALK IN WARDROBE

- Neatly appointed and open plan
- Quality carpet floor coverings
- Plenty of hanging space and overhead shelf



BEDROOM 2 - 3.1m x 3.2m

- Spacious bedroom
- Quality carpet floor coverings
- Large window dressed with vertical blinds
- 2 mirrored door built-in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioner vent



BEDROOM 3 - 3.0m x 3.2m

- Spacious bedroom
- Quality carpet floor coverings
- Large window dressed with vertical blinds
- 2 mirrored door built-in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioner vent



BEDROOM 4 - 3.0m x 3.6m

- Spacious bedroom
- Quality carpet floor coverings
- Large window dressed with vertical blinds
- 2 mirrored door built-in wardrobe (hanging & shelves)
- Ducted reverse cycle air conditioner vent



MAIN BATHROOM - 3.1m x 2.5m

- Spacious bathroom
- Full size bathtub
- Single sink vanity with laminate benchtop and under bench cupboards
- Large vanity mirror
- Large shower with hand held shower head
- Stylish matt white partial wall tiling and grey tiled floors
- Quality tapware and fittings
- Combined heating and exhaust tastic light
- Large obscure window over bathtub
- Separate toilet



LAUNDRY - 2.5m x 1.8m

- Well appointed with timber and glass pedestrian door with security screen
- Stand alone stainless steel tub with single mixer tapware
- White matt white splashback tiles and grey tiled floors



ALFRESCO AREA - 8.7m x 3.0m

- Conveniently positioned beside kitchen, dining and family rooms and accessible via large glass stacker sliding doors bringing outside entertaining inside
- Stylish large grey tiled floors
- Outdoor kitchen including round stainless steel sink with hot and cold water, stone benchtops and under bench cupboards, gas point for BBQ, free-standing BBQ is included in the sale
- External power points
- Designated fire pit area nestled alongside for winter entertaining



SPARKLING INGROUND POOL

- 9m x 4m approx. sparkling inground pool
- Stylish tiled pool border
- Easy care concrete surrounds
- Black aluminium pool fencing
- Chlorinator in shed
- Manual pool equipment included in the sale and pool blower roller (no blanket)
- Plenty of sunbaking and sitting areas around the pool



4 BAY SHED - 16m x 7m

- Detached 4 bay colorbond shed on concrete slab and with power
 - 4 individual lock-up roller doors
 - LED lighting
 - Plenty of power points
- (All shelving excluded from the sale)



DETACHED POOL HOUSE/STUDIO

52.8 m2

- Beautiful private setting with concrete pathway right to the front entrance
- Weatherboard construction with colorbond roof
- Hampton style with a touch of boho
- Tree-lined and established hedges
- External TV antenna
- Electric hot water service - 50 litres



KITCHENETTE, MEALS & LIVING

2.4m x 3.4m x 3.7m x 2.8m

- Open plan with stylish wood grain vinyl floor planks
- Stainless steel sink with stylish white brick tiled splashback
- Westinghouse electric hot plates
- Stainless steel pull-out rangehood
- Laminate benchtop with stylish black and timber veneer cabinetry and overhead and under bench cupboards and draws
- TV point
- Daikin reverse cycle split system air conditioner
- Large glass sliding door overlooking pool, dressed by sheer curtains
- Stylish barn door leading to bedroom & bathroom



BEDROOM

3.2m x 2.7m

- Quality plush carpet floor coverings
- 2 door built-in-wardrobe with hanging and shelves
- Large window dressed by white plantation shutters



BATHROOM

2.5m x 1.3m

- Single sink hung vanity with stylish wood veneer cabinetry including under bench cupboards and drawers
- Vanity mirror
- Large shower with hand held shower head
- Matt white partial wall tiling and grey tiled floors
- Toilet
- Combo heating lights and exhaust tastic
- Large window dressed by white plantation shutters
- Quality tapware and fittings





PERFECT ENTERTAINER



ROOM FOR KIDS AND PETS TO PLAY



SANDSTONE FEATURE WALL



CRUSHED GRANITE SIDE ACCESSWAY



FIRE PIT AREA

COMFORTS

- 10 kW solar system
- Rinnai B26 gas continuous hot water service (natural gas connection)
- Temper zone ducted and zoned reverse cycle air conditioning
- External TV antenna
- Rotary clothesline
- 2 x whirly birds
- Linen cupboard in hallway
- Festoon lights
- Bore licence (not constructed)
- Fully automatic watering system to lawns and gardens



GREAT SIDE ACCESS



CONCRETE PATHS TO IMPROVEMENTS



EASY CARE LAWNS AND GARDENS

14 Shindys Road, Dubbo

FOR SALE

IMPROVEMENTS

- 5 years young quality built, brick home with colorbond roof and double panel lift lock up garage with auto door and 8.7m x 3.0m undercover alfresco area
- 16m x 7m detached 4 bay colorbond shed/workshop on concrete slab and with power, LED lights and plenty of power points
- 9m x 4m inground swimming pool
- 52.8m² detached fully serviced pool house/studio
- Fenced dog run behind shed
- Side access to shed and back yard
- 2,000 litre rainwater tank with pump

LAND SIZE
2,000 m² approx.

RATES
\$3,599.50 pa approx.

SIZE OF HOUSE
247.57m² approx. (26.65 squares)

AGE OF HOUSE
Built by Hudson Homes in 2018



REDDEN FAMILY
Real Estate



SHINDYS ROAD
FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Redden Family Real Estate gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL : 247.57 m²

14 Shindys Road Dubbo

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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