

1 Andrew Place, Dubbo, NSW 2830

House For Sale

Tuesday, 7 May 2024

1 Andrew Place, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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Offers Invited

:: 10 kilowatt solar panel system:: All bedrooms with built in robes:: Large inground pool – new chlorinator:: Double garage AND double carport:: 912m² block / HUGE living areas:: Ducted reverse cycle air throughout:: Have you ever wanted your very own living space large enough for a pool or billiards table, or to set up a kid's rumpus and play area that has room for all the games and toys you could ever imagine? If so – look no further than 1 Andrew place, where you will find multiple separate living areas that are BIG on size! Also included at this quiet cul de sac address is a 10 kilowatt solar panel system, just perfect for keeping those pesky electricity bills down, as well as a sparkling inground pool which is complete with a brand new chlorinator. There is a double garage AND the convenience of a double carport, which provides plenty of room for trailers, boats, hobbies and even a workshop. Zoned Daikin reverse cycle air both heats and cools at the touch of a button, with a Daikin split system also installed in the family/games/billiards room for added comfort. All bedrooms are also generously sized, with built-in robes in every single one. With a floor plan that is big on size, you will love the additional extras such as the huge garden sheds, and the private, secure back yard. Don't delay – contact the team at Matt Hansen Real Estate and arrange your inspection, or attend our upcoming open homes!

Features: • Huge living zones • Secure backyard • Swimming pool Land Size: • approx 912m² Rates: • approx \$2,744.12 pa
General • Brick veneer • Colourbond roof • Double carport • Shed (5.8 x 3m) on concrete slab • Garden shed (3 x 1.6m) • Pergola • Water tank • Colourbond fence • Inground saltwater swimming pool • Pool equipment • Creepy Crawly • Pool Blanket Comforts • Dakin ducted reverse cycle air conditioning • Coolair ducted evaporative cooling • Split system air conditioner • 10kw solar panels • Rheem electric hot water system • Linen cupboard • Television aerial • Satellite dish • Wall clothesline • Rotary clothesline Services • Mail • Water • Sewer • Bus stop Kitchen (3.8 x 2.8m) • Vinyl plank flooring • Laminate benchtops • Tiled splashback • LG dishwasher • Black sink • Pantry • Walk in pantry • Breakfast bar • Blinds Dining (4.4 x 3m) • Vinyl plank flooring • Ducted reverse cycle airconditioning • Ducted evaporative cooling • Television point Lounge Room (7.1 x 6.8m) • L shaped • Carpet • Ducted reverse cycle airconditioning • Ducted evaporative cooling • Television point • Blinds Family Room (8.2 x 7.6m) • Carpet • Dakin split system reverse cycle air conditioner • Television point • Blinds Main Bedroom (5 x 3.5m) • Carpet • Ducted reverse cycle airconditioning • Ducted evaporative cooling • Built in robe • Television point • Blinds Ensuite • Shower • Toilet • Vanity • Heating lights • Exhaust fan • Partial wall tiling Bedroom 2 (3.6 x 3.6m) • Carpet • Ducted reverse cycle airconditioning • Ducted evaporative cooling • Built in robe • Television point • Blinds Bedroom 3 (3.6 x 3.6m) • Carpet • Ducted reverse cycle airconditioning • Ducted evaporative cooling • Built in robe • Television point • Blinds Bedroom 4 (3.6 x 3.1m) • Carpet • Ducted reverse cycle airconditioning • Ducted evaporative cooling • Built in robe • Television point Bathroom (2.5 x 1.8m) • Shower • Separate toilet • Vanity • Exhaust fan • Heating lights • Partial wall tiling Laundry (2.9 x 2.5m) • Laundry tub • Automatic taps • Cupboards • Tiled • External access ** 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.**