

10 Loane Place, Dubbo, NSW 2830



House For Sale

Tuesday, 7 May 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 859 m2

Type: House



Samuel Shooter

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\$695,000 - \$745,000

Enjoying a serene outlook over gardens and Troy Gully Reserve, this stunning four-bedroom home presents a rare fusion of Federation-style elegance and modern comfort and is tailored for growing families, discerning professionals, and outdoor enthusiasts alike. Constructed by renowned local builder Heath Yeo, the home exudes a timeless charm, with its deep verandas on three sides inviting you to partake in the tranquil outdoors. The stately façade gives way to a grand interior featuring 9-foot ceilings adorned with decorative cornice and extra-wide skirtings, enhancing the character and charm of the residence. Underfoot, the 5 1/2 inch timber floorboards provide a warm, organic touch that harmonises with the bucolic surrounds. Each bedroom in this beautiful home is designed with space and serenity in mind, with the master suite enjoying a walk-in robe and a luxurious ensuite for unrivalled privacy and comfort. The office with its own external access is a pleasing addition for professionals and those seeking a seamless work-from-home experience. The heart of the home is the spacious open plan kitchen, dining and living area, which enjoys a backdrop of established lawns, flourishing gardens, and the Troy Gully Reserve beyond. Whether you're playing host to friends and family or enjoying quiet family time, the gas fireplace, ducted gas heating, and industrial-grade evaporative cooling ensure comfort and ambience all year-round. Positioned on a generous 859m² block, outdoor life is effortless, with ample room for children to play and discover and for adults to entertain and relax. With every detail meticulously crafted, this house stands as an idyllic sanctuary, a stone's throw from nature's canvas, ready to welcome you home. We look forward to welcoming you through an open home, or connect with us to book your private inspection.

- 859m² block adjoining Troy Gully Reserve
- 4 large bedrooms + office
- Master bedroom with walk-in robe and ensuite
- 3 secondary bedrooms with built-in robes
- Separate office with external access
- 2 bathrooms + third toilet
- Double lock up garage
- 9 foot ceilings
- Decorative cornices & extra wide skirtings
- Wide hallway
- 5 1/2 inch wide solid timber floorboards
- Established gardens with computerised sprinkler system
- Deep verandas on three sides
- Gas fireplace
- Ducted gas heating
- Industrial grade evaporative cooling
- Gas hot water system
- Natural gas
- 1.5kw solar PV array
- Fiber to the node (FTTN)
- Rental return \$650 per week
- Levied Rates \$2812.64 Per annum/\$703.16 per quarter