

104L Burraway Road, Dubbo, NSW 2830



Farmlet For Sale

Monday, 3 June 2024

104L Burraway Road, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 9 m2

Type: Farmlet



Scott Redden
0268844036



Michael Redden
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Offers Invited !

One lucky buyer will get to enjoy the pleasures of not only a lifestyle block but living on their very own stretch on the banks of the Macquarie river. Picture you and your family being able walk or drive right down to the river's edge and all sitting on the banks throwing a line in whilst listening to the excited cockatoos and the conversations that could be had, day in and day out! This river block is set on approximately 23 acres, and fenced into five paddocks with established kurrajong trees, great shedding including a 2-stand shearing shed and a hay shed as well as portable sheep yards with adjustable loading ramp and 3-way drafting. A majority of the block is even sown with oats! Water is also in abundance with stock and domestic from the mighty Macquarie River and a fully equipped bore drawing excellent water. Enjoy a beautifully renovated and character filled 3-bedroom brick veneer homestead with a functional floor plan, featuring polished timber floorboards and high ceilings throughout and a north facing family room that overlooks lush green lawns and a perfect rural landscape. The modern country kitchen is perfectly positioned in the heart of the home and comes complete with timber benchtops and white cabinetry, an abundance of storage cupboards, quality appliances including an 900mm dual electric oven and gas cooktop oven, stainless steel canopy rangehood and a dishwasher and a breakfast bar which is ideal for casual dining and meal preparation. The kitchen is also open plan to the meals and family room. Enjoy a stylish and modern main bathroom which includes a single sink vanity with under bench cupboards and drawers, a full-size bathtub, a large glass screened shower, quality black fixtures and fittings, stylish mosaic floor and wall tiles and a separate toilet. The laundry has also been modernised and offers a built-in stainless-steel tub on a timber benchtop and floor to ceiling tiled walls. Completing the homestead is a huge undercover entertainment area and front decking which provides the perfect spot to sit, watch and listen to the wonderful birdlife that frequents the garden area as well as the rural landscape. If you have always wanted a place on the river and are looking for peace and quiet and the wide-open spaces away from the city limits, then we have found your dream lifestyle package! Don't miss this rare opportunity to have your own few acres on the Macquarie. It really doesn't get much better than this! Get ready to clean up your fishing gear and start making memories on your very own river block. Contact Scotty Redden for more information.:: Macquarie River frontage:: Equipped bore with excellent water:: Under 15km from Dubbo:: Approx. 25 acres:: Ideal hobby farm:: Walk or drive right to the river's edge:: Portable sheep yards with adjustable loading ramp, 3 way drafting:: 24m x 9m Machinery shed with concrete floors:: 2 stand shearing shed (not equipped):: Hay shed:: 2 x silos:: Paddocks sown with oats:: Fully renovated 3 bedroom homestead:: Modern kitchen, bathroom and laundry:: Undercover front decking overlooking manicured lawns:: Single carport which can also be utilised as an undercover pergola :: Open plan kitchen, meals and family:: Polished floor boards and high ceilings throughout:: Daily school bus run:: Council rates \$2,555.61 pa approx.DISCLAIMER: The information contained herein has been provided to us by the Vendors and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information provided.