

11 St Andrews Drive, Dubbo, NSW 2830

Sold House

Tuesday, 14 May 2024

11 St Andrews Drive, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Matthew Hansen
0268821166



Jared Hocking
0268821166

\$750,000

:: Huge 15.5m X 8.6m outdoor entertaining area :: Ducted reverse cycle air / natural gas / slab heating :: Large separate living, family & dining areas :: Minutes to Dubbo Golf Course :: Spacious study or home office :: Attend our upcoming open home! The list of additional extras at this exceptionally neat and tidy family home is quite impressive, with everything generously sized from the large study or home office to the spacious separate lounge, living and dining areas. A huge 15.2m x 8.6m outdoor entertaining area with stamped concrete has a shady, pleasant aspect with views over the easy-care gardens, which the current owners have gone the extra mile with to ensure the property is beautifully maintained and presented. Ducted Actron reverse cycle cooling and heating is throughout the entire residence, so your preferred climate is instantly achieved at the touch of a button, with the option to utilise the under-floor heating in winter also on offer. A spacious tiled formal entrance extends from the front door, greeting a large, carpeted lounge and dining area which creates a second place for the family to kick back and relax in. In the heart of the home, the open plan family and meals area wraps around the gourmet kitchen, and flows onto the undercover outdoor area, which is just perfect for evening barbeques and weekend entertaining. The main bedroom is quite simply stunning, with high raked ceilings, plantation shutters, and a massive ensuite bathroom with walk in robe. You will be ticking things off your wish list like never before, so call the friendly team at Matt Hansen Real Estate to arrange your personal inspection today, or to have a detailed property information brochure sent to you immediately. Features: • Lots of extras • Spacious family home • Outdoor entertaining Land Size: • approx 800m² Rates: • approx \$2,818.86 pa General • Rendered brick veneer exterior • Tiled roof • Double lock up garage • Garden shed (6 x 3m) on concrete slab • Pergola (16.2 x 8.6m) • Colourbond fence • Brad Acheson built home • Large formal entrance Comforts • Actron ducted reverse cycle a/c (2 years old) • Underfloor slab heating • 2 x gas points • Ceiling fans • Rheem 27L/min gas hot water system • Camera security system • Roof insulation • 2 x 2 door, 1 x 1 door linen cupboards • Television aerial Services • Natural gas • NBN connected • Water • Sewer • Bus stop • Mail Kitchen (3.8 x 3.8m) • Laminate benchtops • Tiled floor • Stainless steel splashback • Smeg 90cm electric oven • Gas cooktop • Rangehood • Bosch dishwasher • Stainless steel sink • Pantry • Breakfast bar • Underfloor heating Dining (6 x 3.6m) • Tiled floor • Ducted reverse cycle a/c • Plantation shutters • Underfloor heating • Access to outdoor entertaining Formal Dining (3.6 x 2.9m) • Carpet • Ducted reverse cycle a/c • Blinds Lounge Room (4.9 x 4.8m) • Carpet • Ducted reverse cycle a/c • Projector • Television point • Curtains Family Room (5.6 x 4.1m) • Tiled flooring • Ducted reverse cycle a/c • Underfloor heating • Access to outdoor entertaining • Plantation shutters • Blinds Main Bedroom (4.7 x 4.4m) • Carpet • Ducted reverse cycle a/c • Underfloor heating • Plantation shutters • Walk in robe • Ceiling fan • Television point • Raked ceiling Ensuite (3.6 x 1.5m) • Shower • Toilet • Vanity • Heating lights • Exhaust fan • Partial wall tiling • Hot water controller Bedroom 2 (3.6 x 3m) • Carpet • Ducted reverse cycle a/c • Plantation shutters • Built in robe Bedroom 3 (3 x 3m) • Carpet • Ducted reverse cycle airconditioning • Ceiling fan • Plantation shutters • Curtains • Built in robe Study (3.6 x 3.3m) • Carpet • Ducted reverse cycle airconditioning • Plantation shutters Bathroom (2.6 x 2.6m) • Shower • Bath • Separate toilet • Vanity • Exhaust fan • Heating lights • Blinds • Partial wall tiling Laundry (4.1 x 1.6m) • Laundry tub • Automatic taps • Cupboards • Tiled • Blinds • External access • Extra toilet and vanity 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