

# 110 Sheraton Road, Dubbo, NSW 2830



## House For Sale

Sunday, 5 May 2024

110 Sheraton Road, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 734 m2

Type: House



Scott Redden

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## Price Guide: \$595,000-\$625,000

Sitting on the fringes of Yarrawonga Estate and being closely situated to Blueridge Business Park, Schools, Orana Mall and parklands, is where you will find this very appealing and low maintenance quality built four-bedroom brick veneer home in immaculate condition. The hard work has been done for you including freshly painted throughout, so you can just move straight in and appreciate all that is on offer. Enjoy easy care vinyl plank floor coverings throughout the versatile floor plan and featuring spacious bedrooms, all with built-in wardrobes, ducted evaporative cooling and blinds on windows. The generously sized and cosy lounge room is positioned at the front of the home and the combined family and dining room is open plan to the modern kitchen which is centrally appointed and has good bench and storage space and comes complete with quality Belling kitchen appliances including an electric wall oven, hot plates and a dishwasher, as well as stylish Caesarstone benchtops, and a handy breakfast bar that is perfect for the busy families. The spacious and modern 3-way bathroom features a very large single sink vanity on Caesarstone benchtops and under bench cupboards and including a wall to wall mirrored shaving cabinet, a full-size bathtub and a linen cupboard. The laundry is also of good size and includes a laundry cupboard. Experience a new ducted evaporative cooling unit as well as gas points for heating. There is plenty of car accommodation options with the single, drive through lock up garage with auto door as well as the detached colorbond lock up garage/workshop complete with double roller door, pedestrian access, power, toilet, sink and mezzanine area for extra storage, perfect for the car enthusiasts or those who like to tinker which is easily accessible from the side entrance to the property. Outdoor entertaining will be an absolute pleasure in the very large gabled roof, undercover and paved outdoor entertainment area which features a ceiling fan, TV point and external power points. Kids and pets can roam freely in the low maintenance back yard. This home would suit a whole range of buyers whether it be a first home buyer, a retiree who wants low care gardens whilst being close to amenities and investors wanting a solid modern home in a convenient location and the growing families that would like the addition of a shed. You are bound to be rapt upon inspection and will be proud to call this one home. You won't be disappointed so contact Scotty Redden to inspect any time convenient for you.

- 734 m<sup>2</sup> block of land
- House built in approximately 1998 and detached shed in 2005
- Spacious brick veneer home in immaculate condition and being freshly painted throughout inside
- Two spacious and separate living areas
- Modern kitchen with good storage and bench space, Caesarstone benchtops, breakfast bar and quality appliances including a dishwasher
- All bedrooms are spacious and have built-in wardrobes and ducted cooling
- Spacious and modern 3-way bathroom
- Good size laundry which includes a linen cupboard
- New ducted evaporative cooling unit, plus gas points and electric hot water service
- Very large undercover outdoor entertaining area complete with fan and TV point
- Plenty of car accommodation
- Single lock up and drive through garage with auto door
- Huge detached colorbond double garage/workshop with double roller doors, (one has auto door) 10amp and 15 amp power points, toilet and sink
- Low maintenance and secure yard with side access
- Bird cages included in the sale
- Convenient location being close to primary and secondary schools, Blueridge Business park which includes Bunnings Warehouse and over 52 shops at Orana Mall shopping centre.
- Council rates - \$2,800.18 p.a. approx.

The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein.