

# 12 Emerald Street, Dubbo, NSW 2830

## House For Sale

Wednesday, 8 May 2024

12 Emerald Street, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Offers Invited

:: Daikin reverse cycle air / modern wood fire :: Incredible studio conversion in double garage :: NBN fibre to the premises connected :: Big study or great home office :: Fresh modern decor & like new carpets :: Large 7m x 4m paved undercover entertaining area :: Living in a leafy, peaceful South Dubbo Street is high on the priority list of many buyers in the current market, so you will want to get in quick and inspect this one! Offering a spacious living and adjoining family meals area, this much-loved rendered brick veneer home also features an incredible studio conversion in the detached double garage, AND a huge home office! There is ducted reverse cycle air conditioning throughout as well as a crackling slow combustion wood fire, just perfect for those cold winter months. All bedrooms offer built in robes, with like-new carpets and a modern, fresh colour scheme throughout the property. The new buyers will find themselves just a stone's throw from the Boundary Road and Tamworth Street shopping precincts, the popular South Dubbo Tavern, numerous schools and sporting facilities, all just minutes from the Dubbo CBD and Orana Mall. Attend the series of upcoming open homes with the team from Matt Hansen Real Estate, or phone listing agents Matt Hansen and Jared Hocking with any questions you may have.

Features:

- Sought after location
- Studio conversion
- Outdoor entertaining

Land Size:

- approx 617m<sup>2</sup>

Rates:

- approx \$2,906.07 pa

General:

- Brick veneer and rendered exterior
- Tiled roof
- Double carport (11.7 x 3.1m)
- Automatic roller door
- Paved pergola (7 x 4m)
- Front and rear security doors
- Colourbond fence
- Rear yard access

Comforts:

- Daikin ducted reverse cycle air conditioning
- Wood heater
- 1.5kw solar panels
- 315L electric hot water system
- Double linen cupboard
- Television aerial
- Wall clothesline

Services:

- NBN connected
- Water
- Sewer
- Mail

Kitchen (3.7 x 3.5m)

- Ducted reverse cycle air conditioning
- Laminate benchtops
- Tiled splashback
- Westinghouse electric oven and hotplates
- Dishlex dishwasher
- Double stainless sink
- Breakfast bar
- Dining area
- Blinds

Lounge Room (4 x 3.5m)

- Carpet
- Ducted reverse cycle air conditioning
- Television point
- LED downlights
- Blinds

Family Room/Meals (4.8 x 3.5m)

- Tiled
- Ducted reverse cycle air conditioning
- Wood fire with fan
- Blinds
- LED downlights
- Access to kitchen and lounge room

Main Bedroom (4.1 x 3.4m)

- Carpet
- Ducted reverse cycle air conditioning
- 2 door built in robe
- Blinds
- Television point

Bedroom 2 (3.3 x 3m)

- Carpet
- Ducted reverse cycle air conditioning
- 2 door built in robe
- Blinds

Bedroom 3 (3 x 2.6m)

- Carpet
- Ducted reverse cycle air conditioning
- 4 door built in robe

Study/Home Office (5 x 3m)

- Ducted reverse cycle air conditioning
- Cupboards
- Television point
- External access

Studio (6.6 x 5.4m)

- Carpet
- Fujitsu split system air conditioner
- Ceiling fan

Bathroom (3.3 x 1.8m)

- Shower
- Bath
- Separate toilet
- Vanity/sink
- Exhaust fan
- Heating lights
- Wall tiling to ceiling

Laundry (2.9 x 1.6m)

- Crimsafe security door
- Laundry tub
- Automatic taps
- Cupboards
- Tiled

Storage Room (2.3 x 2.1m)

\*\* 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.\*\*