

**12R Kurrajong Drive, Dubbo, NSW 2830**

**SaleByHomeOwner**  
.com.au

**House For Sale**

Wednesday, 8 May 2024

12R Kurrajong Drive, Dubbo, NSW 2830

Bedrooms: 6

Bathrooms: 2

Parkings: 6

Area: 10 m2

Type: House



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1300609392

**\$1,300,000**

The phone enquiry code for this property is - 6006 This well maintained family sized house with attached self contained granny flat is just minutes from the regional city of Dubbo in the sort after location of Bencubbin Estate, yet far enough away to still enjoy the serenity of a country lifestyle and equine property. Utilise the new equine facilities and spoil your horses in the luxurious six bay stable complex with attached day yards, tack room and wash bay, get your horse dancing when you practice your dressage tests in the Olympic size Bounce Back dressage arena, give them a well deserved spell in any one of the 10 paddocks with self watering troughs and shade and park your pride and joy horse float out of the weather in the four bay farm shed. After a hard day in the saddle or work, relax in the heated pool and enjoy a well deserved drink with family and friends in one of the two entertaining areas. The main homestead has plenty of space for the whole family, with four large bedrooms upstairs with built-in robes and a study which could be utilised into a fifth bedroom or converted into an ensuite, two spacious living areas downstairs and a slow combustion wood heater for those frosty winter weekends at home. Bake a batch of scones in the large kitchen and enjoy them with a cuppa at the breakfast bar. You will never have to worry about storage with a large pantry hidden under the stairs just off the kitchen and a large pantry in the kitchen. It's easy to keep the homestead at a perfect temperature all year round with a 15.5kw Actron ducted inverter system with seven outlets and four zones as well as a wall split system. The recently renovated self-contained granny flat can be accessed from the main homestead through the laundry as well as having its own separate access. The cosy and light filled open plan kitchenette, dining, living and bedroom has a wall split system and ceiling fan for comfort and a separate bathroom, great for family and friends when they visit. This large family home is within a fully enclosed low maintenance yard and has a programmed sprinkler system, sandpit, garden beds and greenhouse. The property has an abundance of established fruit trees, such as oranges, apples, plums, apricots and dwarf lemon and lime trees. Feel secure knowing your water is supplied from the Bencubbin Water Scheme Stage 2 as well as a rainwater tank and benefit from the savings a 10kw solar system provides. Key features: \* 10.31 ha equine and/or lifestyle property in Bencubbin Estate Dubbo 14km from Orana Mall\* 6 Bedroom 2.5 Bathroom 6 Carspace\* Ducted zoned reverse cycle air conditioner, 2 wall spilt systems, ceiling fans and a slow combustion wood heater\* Large kitchen with ample storage\* In-ground heated pool\* Secure water with Bencubbin Water Scheme Stage 2, rainwater tank to the house and 2 rainwater tanks for automatic sprinkler system\* 10kw solar system (no money owing)\* Large greenhouse with watering system\* Large secure house yard\* Low maintenance yard and gardens with watering systems\* School bus at front gate\* 2 car garage and workshop with concrete floor and power\* 6 bay stable complex with attached day yards, tack-room, wash bay with concrete floor and power\* 20 x 60m Bounce Back Dressage Arena\* 4 bay machinery shed 8 x 16m \* Fenced into 10 paddocks with automatic water troughs, and electric fencing Please don't contact unless you have unconditional finance and looking to purchase a property up the 1.3M. Private inspection by appointment only. Disclaimer. You are advised that you should conduct your own due diligence and not rely on this information, including but not limited to, the property area, floor size, price, address and general property description on the Website. The information has been provided to us by third parties and is published as a convenience to you. We accept no liability whatsoever in connection with the information published.