

13B Macintyre Circuit, Dubbo, NSW 2830

House For Sale

Saturday, 16 December 2023



13B Macintyre Circuit, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 488 m2

Type: House



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Price Guide: \$695,000-\$735,000

Quality, functional design, and comfortable living is what will come to mind when you enter this spacious family home located in the premiere Macquarie View Estate. Built by Mitch Bower Homes, your family will be sure to enjoy, separate living areas, an open plan meals, family and kitchen which comes complete with quality Smeg appliances including a 600mm Smeg electric oven and rangehood and gas cooktop as well as a dishwasher. The kitchen also features plenty of cupboard and bench space including stylish Caesarstone benchtops with stylish cabinetry, including a large island bench, which is perfect for busy families and meal preparation, complimented by black tapware and fittings. The spacious family and meals area highlights the vinyl floor planks and easy access to the undercover back patio. Comprising four (4) large bedrooms, all having built-in wardrobes, the main bedroom benefiting from a large walk-in-wardrobe and a stylish ensuite bathroom, complete with floating single vessel sink vanity with under bench cupboards and drawers, round vanity mirror, all complimented by quality black tapware and fittings and stylish neutral tiles. Families will be thankful for the large bathroom including the stylish floating single vessel sink vanity with under bench cupboards and drawers, large fixed glass screen shower, free standing bathtub and separate toilet. Other highlights to this home are the practical and quality vinyl floor planks through the entrance, kitchen, meals, family and hallway and the triple step decorative cornices throughout and completing inside is a good-sized laundry with built-in stainless-steel tub, Caesarstone benchtop, under bench cupboards and a glass sliding door for external access. All year-round comfort has been catered for with ducted and zoned reverse cycle air conditioning. Outside entertaining will be a breeze in the undercover back patio with insulated roof which overlooks the low maintenance backyard. You can easily gain trailer access to the back yard through the side access. Currently tenanted to great tenants until 1 May 2024 at \$600.00 per week, a delayed settlement is available for owner occupiers. This wonderful home is in a great location in the popular Macquarie View Estate and is worthy of your inspection! Call Redden Family Real Estate to book in your private inspection today!

- Quality built by Mitch Bower Homes in 2020
- House size 20.27 squares
- Modern and spacious family home
- Two separate living areas
- Stylish vinyl floor planks and decorative cornices throughout
- Well-appointed kitchen comes complete with Caesarstone benchtops, plenty of good storage cupboards and bench space and includes quality Smeg appliances such as a 600mm electric oven and rangehood, gas cooktop and dishwasher
- Open plan kitchen, meals and family room
- Separate front living room
- All bedrooms are spacious, with main benefitting from ensuite bathroom and walk-in-wardrobe
- Undercover back patio
- Automatic watering system to front and back yard
- Low maintenance yard
- Side access for trailer
- Ducted and zoned reverse cycle air conditioning and gas instantaneous hot water service
- NBN to premises
- Close proximity to Dubbo's CBD, Schools, Orana Mall, sporting ovals and river walkways
- Currently tenanted to 1.5.2024 @ \$600.00 per week

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.