

# 14 Royal Parade, Dubbo, NSW 2830

## House For Sale

Thursday, 4 April 2024

14 Royal Parade, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Offers Invited

:: Near new carpets and fresh modern paintwork:: Detached double garage & double carport:: Ducted reverse cycle air + split system unit:: Stylishly renovated kitchen & stone benchtops:: 6.3 Kw Solar panel system:: Incredible outdoor area with BBQ rangehood:: Step through the front door and be pleasantly surprised with the immaculate presentation on offer at this sought after address, in the popular Dulhunty Estate. Not one, but two spacious family and lounge areas extend from the stylishly renovated, modern gourmet kitchen in the heart of the home, providing plenty of space for different age groups to comfortably enjoy day to day life. Outside, the large paved undercover entertaining area is more like a THIRD living area, with its very own stainless rangehood for the barbeque, remote controlled lighting, kitchenette bench areas with fridge space and power, along with roll down blinds and a water feature which creates a year-round oasis. Plenty of undercover space for your boat, caravan or trailer, there is also a more than handy fully enclosed shade house with plant racks, misting system and LED lighting which makes for the perfect potting house or a place to start your vegetable seedlings. Back inside, all bedrooms have their own built-in robes, making for handy storage and hanging space. There is also a range of options when it comes to heating and cooling, with ducted reverse cycle air and ceiling fans throughout, plus a reverse cycle split system unit, there is also a 6.3 Kw solar panel system. Easy care modern flooring also flows through much of the floor plan, making cleaning quick and easy, with near new carpets also ready for the new owner's comfort. Don't delay - lovingly cared for homes of this calibre come along once in a blue moon, so attend the upcoming series of open homes with the team from Matt Hansen Real Estate.

Features:

- Beautifully presented
- Spacious living zones
- Outdoor entertaining
- Land Size: • approx 800m<sup>2</sup>
- Rates: • approx \$2,930.99 pa
- General
- Brick veneer
- Tiled roof (freshly beaded & pointed)
- Double lock up garage with automatic doors
- Double carport (8.2 x 4m)
- Paved pergola with television point
- Roll down blinds
- 3 x water tanks
- Colourbond fence
- Green house
- Security lighting
- Workshop and potting room
- Comforts
- Actron reverse cycle air conditioning
- Split system reverse cycle air conditioner
- Ceiling fans
- Vulcan 315L electric hot water system
- 6.3kw solar panels
- Television aerial
- 2 x linen cupboards
- Rotary clothesline
- Automatic sprinkler system in front yard
- Services
- High speed NBN connected
- Water
- Sewer
- Mail Entry Hall
- Tiled flooring
- Timber front entrance door with glass feature
- Crimsafe tri lock screen door
- Light
- Double powerpoint
- Kitchen (3.3 x 2.8m)
- Vinyl plank flooring
- Tiled splashback
- Caesarstone benchtops
- High gloss laminate doors
- Soft close drawers
- Westinghouse electric oven
- Westinghouse 4 station induction cooktop
- Fisher & Paykel s/dishwasher
- Stainless sink with mixer tap & dry station
- 2 door pantry/double powerpoint
- Breakfast bar
- Venetian blinds
- LED oyster light & solar LED skylight
- LED downlights
- Ceiling fan
- Wall mounted television
- Garage remote controller
- Lounge/Dining Room (7 x 3.6m)
- French timber doors with glass feature
- Carpet flooring
- Day/night blinds
- Dimming lights
- 3 x double power points
- Television point
- Ceiling fan
- Dining Nook (3.5 x 2.9m)
- Vinyl plank flooring
- Glass sliding doors with curtains
- 2 double power points
- LED downlights
- Flat screen wall mounted tv
- Ceiling fan
- Family Room (7 x 3.4m)
- Carpet flooring
- Glass sliding doors with curtains
- LED lighting & LED solar skylight
- 3 double power points
- Television point
- Built in shelving unit
- 3 door linen cupboard
- Ceiling fan/light combo
- Main Bedroom (4.1 x 3.3m)
- Carpet flooring
- Day/night blinds & lace curtains
- 3 double power points
- Single power/TV point combo
- Ceiling fan/light combo
- 3 door robe - sliding mirror door
- Ensuite
- Tiled floor
- Vanity - 3 drawers & 2 doors
- Wall hung mirror
- Shower door
- Roller blind
- Exhaust fan
- Double towel rail
- Double power point
- Toilet
- Bedroom 2 (3 x 3m)
- Carpet flooring
- 2 door wardrobe
- Double power point
- Ceiling fan/light combo
- Bedroom 3 (3 x 3m)
- Carpet flooring
- Roller blinds & venetian blinds
- 2 door wardrobe
- Double power point/USB port
- Ceiling fan/light combo
- Bedroom 4 (3.4 x 3.3m)
- Carpet flooring
- Roller blinds & venetian blinds
- 2 door wardrobe
- Double power point/USB port
- Ceiling fan/light combo
- Main Bathroom (3.1 x 3.1m)
- Tiled flooring & skirting
- Tiled splashback
- Single vanity with benchtop sink & mixer tap
- Wall hung mirror
- Theatre lighting
- Push 3 drawer 2 door cupboard
- Double power point
- Large shower - sliding screen
- LED downlight
- Solar LED skylight
- Remote controlled fan heater
- Bath tub
- Venetian blinds
- Separate toilet - tiled floor/skirting
- Laundry (3.5 x 1.6m)
- Tiled flooring & skirting
- Tiled splashback
- Laundry tub with laminate benchtop & mixer tap
- 2 double & 1 single powerpoints
- 6 door storage cupboard
- 3 door storage cupboard
- Laundry chute cupboard
- Venetian blind
- External door
- Outside Entertainment Area
- Paved flooring
- Remote controlled lighting
- Long Bench with fridge space
- Wall mounted television
- Rangehood & lighting
- BBQ trolley with rangehood
- Garage
- Large double garage with single remoted controlled door
- 5 double power points
- 3 fluoro lights
- Shelving & workbench space
- Concrete floor
- Rear Shed/Carport
- Crusher dust flooring
- Double access gates
- Security lighting & power

\*\* The enclosed information has been furnished to us by the property's owners. We have

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