

15 Belmore Place, Dubbo, NSW 2830



House For Sale

Monday, 15 April 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 753 m2

Type: House



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Price Guide: \$680,000-\$720,000

Nestled in a quiet cul-de-sac in leafy Central South Dubbo and boasting a functional floorplan extended over two levels is what families will enjoy when they come to see No. 15 Belmore Place, Dubbo. This north-facing home will warm your heart right from the kerbside and will continue to surprise you as soon as you step inside. Once inside you will be welcomed by a formal entrance complemented by easy care vinyl floor planks and a lovely white timber staircase leading you upstairs to the bedrooms. Immediately on your left you will be greeted by the front north facing lounge room highlighted by white plantation shutters on the window and plush carpet floor coverings and moving from the lounge room you will soon discover the spacious dining room which is conveniently positioned beside the well-appointed and modern kitchen. The kitchen comes complete with great bench space and storage cupboards containing overhead cupboards and under bench drawers, quality stainless steel appliances including a gas cooktop, electric rangehood, electric wall oven and also a dishwasher and also includes a study nook for the kids to complete their homework. Continuing through the stylish white timber bi-folding doors you will soon discover the sunken and beautifully sunlit family room that is framed by wall to wall, large glass windows and a glass sliding door leading to outside. The modern laundry is also downstairs and comes complete with a built in round stainless-steel sink, under bench cupboards and stylish splashback tiles and a second toilet. As you make your way upstairs you will find three spacious bedrooms, all with built-in wardrobes, ceiling fans, reverse cycle air conditioning ducts as well as the main bathroom which is light and fresh. Entertaining will be an absolute pleasure in the huge undercover and paved alfresco area which comes complete with a full outdoor kitchen including a gas cooktop and stainless steel sink, and a ceiling fan and adjoining the alfresco area is a raised open decking area with a featured privacy screen that is the perfect spot for your fire pit or to set up your BBQ. There are many choices of comfort including a cast iron wood heater and reverse cycle split system air conditioners downstairs, and the ducted reverse cycle air conditioning and ceiling fans upstairs. Car accommodation has been taken care of with the single lock up garage with auto door and internal access and also an open single carport which also provides access to the spacious backyard that has plenty of room for pets and kids to roam freely not to mention the great use of privacy hedges along the boundary fencing, framed by lush lawns and low maintenance established gardens and shade trees. Set in one of South Dubbo's most desirable locations on a 753 m² parcel of within close proximity to schools, south dubbo shopping precincts, Macquarie Club, restaurants, medical centres, walking paths connecting to Macquarie River walkways, sporting ovals and parklands, this exceptionally maintained family home would be one that you would be proud to call home. Don't delay, get in touch with the friendly team Redden at Redden Family Real Estate for details of upcoming open homes.

- Built in approx.. 1974
- Two spacious separate living areas
- The modern Kitchen features plenty of storage and bench space, quality appliances including a gas cooktop, electric oven and a dishwasher
- Separate meals area conveniently positioned beside the kitchen
- Upstairs you will find 3 spacious bedrooms, all with built-in wardrobes and ceiling fans as well as ducted reverse cycle air conditioning as well as the main bathroom which is light and fresh and includes a full size bathtub
- The modern laundry is located downstairs and features a built-in sink and under bench cupboards as well as a second toilet
- Spacious north-facing front lounge room
- Generously sized light filled family room with cosy cast iron wood heater and reverse cycle split system air conditioner
- Plenty of heating and cooling options such as reverse cycle split system air conditioners and wood heater downstairs, ceiling fans and ducted reverse cycle air conditioning upstairs
- Manicured lawns and gardens including established shade trees
- Huge undercover and paved alfresco area with outdoor kitchen which includes a stainless steel sink and gas cooktop plus there is a raised open decking
- Single lock up garage with auto door and internal access plus a single open carport
- Secure and paved storage area to the other side of the home perfect for storing your trailer and garbage bins
- Close proximity to schools, south dubbo shopping precincts, tavern, medical centre, sporting ovals and parklands and walking paths connecting to Macquarie River walkways.
- Council rates: \$3,223.75 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.