

# 15 Waverly Drive, Dubbo, NSW 2830

## Sold House

Monday, 18 March 2024

15 Waverly Drive, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## Contact agent

:: Registered bore & town water :: Ducted air and 2 x gas points :: Room to build large shed / granny flat S.T.C.A :: Sought after Sheraton Meadows estate :: 11.2m x 5.6m outdoor entertaining :: Beautifully established 4,634 m<sup>2</sup> block (approx.) Tucked away in the sought after Sheraton Meadows estate amongst beautiful established trees and gardens, the new owners of 15 Waverly Drive are invited to relax under the expansive private outdoor area, and entertain family and friends at this quiet, private, leafy setting. Generously sized open plan rooms make for plenty of space for the modern family at this address, as there is a liberally sized family, meals and kitchen area accompanying the lounge and dining room. All bedrooms offer built in robes, apart from the main which features a walk-in robe with ensuite bathroom. Also on offer is ducted air conditioning throughout, along with two LPG gas points. The private and established 4,634 square metre block (approx.) has plenty of room to build your dream shed, or perhaps even a granny flat, with beautifully established trees and gardens creating a sought after escape where you won't even know you have neighbours! Sheraton Meadows has long been regarded as one of Dubbo's most sought-after locations, putting the new owners just minutes from the heart of the city. Those looking for privacy, seclusion, and a tucked away escape with all the conveniences of city living need look no further. Don't delay – call the Matt Hansen Real Estate team today to have a detailed property information brochure sent to you directly, or attend our series of upcoming open homes! Features: • Blue ribbon estate • Open plan living • Outdoor entertaining Land Size: • approx 4,634m<sup>2</sup> Rates: • approx \$3,273.58 pa General • Brick veneer • Tiled roof • Double lock up garage with automatic doors • Pergola (11.2 x 5.6m) • Established lawn, gardens and trees • Bore Comforts • Breezeair ducted evaporative cooling • 2 x gas points • Aquamax 400L electric hot water system • Linen cupboard • Television aerial • Satellite dish • Rotary clothesline Services • Bottled gas • Water • Sewer Kitchen (5.7 x 3.8m) • Tiled floor • Laminate benchtops • Tiled splashback • Westinghouse electric oven • Blanco electric hot plates • Stainless steel sink • Pantry • Dining area with bay window • Curtains Dining (4.1 x 3m) • Ducted evaporative cooling • Carpet • Bay window • Curtains Lounge Room (5.5 x 4.5m) • Ducted evaporative cooling • Tiled • Gas point • Television point • Curtains Family Room (4.9 x 3.8m) • Ducted evaporative cooling • Carpet • Gas point • Bay window • Television point • Curtains Ensuite • Shower • Toilet • Vanity • Exhaust fan • Partial wall tiling Bedroom 2 (3.1 x 2.9m) • Ducted evaporative cooling • Carpet • Built in robe • Curtains Bedroom 3 (3.1 x 3m) • Ducted evaporative cooling • Carpet • Built in robe • Curtains Bedroom 4 (3.5 x 2.8m) • Ducted evaporative cooling • Carpet • Built in robe • Curtains Bathroom (3.1 x 3.1m) • Shower • Bath • Vanity • Exhaust fan • Partial wall tiling Laundry (3.1 x 1.5m) • Laundry tub • Automatic taps • Tiled • External access \*\* 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.\*\*