

18 Molonglo Crescent, Dubbo, NSW 2830



House For Sale

Wednesday, 17 January 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 800 m2

Type: House



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Price Guide: \$990,000-\$1,060,000

Be the first family to enjoy this inspiring and beautifully built masterpiece! Standing on an 800.60 m² block and being located in the family friendly Macquarie View Estate, families will be excited to explore this brand spanning new luxurious 37.5 square craftsman built home by Troy Constructions. This spectacular Hampton style home will initially catch your eyes right from the kerbside starting with the front patio which flaunts a raked ceiling and beautiful Promenade Greige matt tiles. Then once inside you will fall in love with the high ceilings and gorgeous Belga Grey 600mm x 600mm matt tiles which seamlessly flow through the entry, dining, family, kitchen, study and hallways. This amazing home will turn your head at every corner with understated luxury and elegance, quality inclusions and designer aesthetics where the sumptuous feeling of space is achieved by the high ceilings, glass sliding doors and plenty of windows throughout. From the entry your first impression will be the privately positioned master bedroom. This generously sized bedroom features a VJ panelling focal wall highlighted by exquisite, brushed brass bed lights, then nestled away behind this wall you will find a spacious custom-fit walk-in wardrobe which provides plenty of hanging, shelving and drawers. Beside the walk-in wardrobe you will find a spacious and stylish ensuite bathroom that looks like it should be featured in The Block, highlighting exquisite Marjorca Perpetual Teal matt floor tiles and white satin matt floor to ceiling wall tiles complemented by white mod fingers feature tiling in the shower which also features a fixed single glass panel and a large showerhead with a full length built-in shower shelf to well and truly cover all your showering products! The floating vanity has twin vessel sinks on Essastone Silca benchtop and Laminex Green Slate Absolute Matte underbench cupboards and draws and a twin arched vanity mirrors over each vanity. Finishing the ensuite is exquisite brush brass tapware and fixtures and fittings. From the entry you will make your way to what one can only describe as an entertainer's dream. Here you will find an open plan gourmet kitchen, living and dining area with gorgeous, raked ceilings and glass stacker sliding doors which captures the morning sun from the easterly aspect. The gourmet kitchen gleams with quality Bosch electric appliances, Essastone Silica benchtops and stylish Laminex Green Slate Absolute Matte cabinetry with soft-closing cupboards and draws including a slide-out pantry, an island bench with built-in brush brass double sink including drainage return and a stylish timber framed LED strip light, and if you love to entertain there is even a walk in butler's pantry which includes a built-in brush brass sink, Essastone Silica benchtops, underbench cupboards and numerous shelves and drawers, providing plenty of storage space to appease even the Tupperware extremist. The open plan living and dining room enjoys lovely, raked ceilings, framed by tall glass stacker sliding doors, which opens out to an under-roof outdoor living area bringing outdoor entertaining inside. There is an enormous well-appointed media room that is separate to the living room which presents with plush carpet floor coverings and in-built data cabling in walls ready for installation of your very own home theatre. Nestled behind the kitchen is a very large study/home office area that comes complete with stylish Laminex Planked Urban Oak benchtop, an abundance of data points and overhead cupboards complemented by brush brass handles and making use of this generous space is wall to wall linen/storage cupboards plus an additional single door storage cupboard and a large inset skylight allowing loads of natural sunlight to enter the area. Beside the study area is where you will find the large laundry that boasts a brush brass built-in sink and tapware, lovely Laminex Planked Urban Oak benchtop, soft closing underbench cupboards and drawers and a broom cupboard, complemented by white satin wall tiles, and exquisite Marjorca Palm Springs Grey matt floor tiles plus a solid glass door for external access. Privately positioned away from living areas at the back of the home is where you will find the remaining three (3) bedrooms which is perfect for the growing families. All bedrooms are generously sized and come complete with stylish white ceiling fans, roller blind window furnishings, ducted reverse cycle air conditioning and built-in wardrobes with mirrored doors. The spacious 3-way bathroom exudes elegance with a floating vanity with twin vessel sinks on Essastone Silica benchtops and stylish Laminex French Navy Absolute Matte cabinetry of soft-closing underbench cupboards and drawers, brush brass tapware and fittings and twin arched vanity mirrors. There is a statement freestanding bathtub highlighted by the stylish Marjorca Palm Springs Deep Blue matt floor tiles and white satin floor to ceiling wall tiles, the shower is tucked away behind a fixed glass panel screen and features the brush brass showerhead and fixtures and fittings. All year-round comfort has been considered with the three phase ducted and zoned reverse cycle air conditioning and ceiling fans. Outside you will find a huge under-roof outdoor living area conveniently positioned outside the family and dining room which beckons for inside/outside living, complete with Promenade Greige tiled floors, a gas point ready for your BBQ or gas heating, TV and data point and plenty of external power points and a fantastic Martec Albatross ceiling fan which is sure to not only keep you cooler in these hot summer months but will stop flying insects in their tracks! Finishing

this wonderful package is the extra-large triple car garage (double length on one side and single car on the other) providing you the option of utilising the extra space as a workshop area or trailer storage. The garage has direct access from the butler's pantry making it easy to unload your grocery items direct from the boot. Side access to the back yard is also an added bonus and the back yard has plenty of room for the kids and pets to play and lawns and gardens have been designed for quick and easy maintenance to keep it in its immaculate presentation which is assisted by the automatic watering system. The builder has gone the extra mile with this build including laminated veneer lumber frames, premium sarking, bulk insulation in ceiling and walls and decorative cornices throughout, all ceilings on ceiling battens and back blocked and villaboard in bathrooms. This exceptional home is undoubtedly a home of style and space and has all the necessary requirements for an enjoyable and luxurious family lifestyle. You must come and experience all that is on offer for yourself so contact Redden Family Real Estate to arrange your personal tour of this amazing home!

- Land size – 800.60 m²
- House size – 37.5 squares
- Brand spanking new so has full builder's warranty
- Quality built by Troy Constructions
- High end finishes including high ceilings, decorative cornices and brush brass fixtures and fittings throughout
- Indoor and outdoor living
- Hampton style home with stylish wet areas and cabinetry, each with their own personality and theme
- Spacious dining and living room which is open plan to kitchen and opens out to alfresco area
- Perfectly planned kitchen with island bench and a walk in butler's pantry
- Open plan dining and family room with raked ceiling
- Two separate living areas
- Ducted and zoned three phase reverse cycle air conditioning for climate control and ceiling fans throughout
- An abundance of large windows and glass stacker sliding doors to capture all of the natural sunlight throughout the home
- North facing outdoor living area and dining and family rooms
- Side access to rear yard
- 3,000 litre rainwater tank
- Automatic watering system to front and back yards
- Landscaped gardens
- Conveniently located close to Orana Mall, primary and secondary schools, river walkways, parklands and sporting ovals, childcare centres, medical centres and Dubbo's CBD

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