

**18 Oxley Circle, Dubbo, NSW 2830**



**Sold House**

Saturday, 9 March 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 797 m2**

**Type: House**



Michael Redden  
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## Contact agent

You should take the time to inspect this neat and tidy brick veneer home, in a very convenient location being minutes from Myall Street shops, Schools, Orana Mall shopping centre, parklands, sporting fields, TAFE, and Blueridge Business Park. This home represents great value and would be a great place to call home for those looking at getting into the marketplace for the very first time or a family wanting to break out of the rental market. Featuring an abundance of living areas, a well-appointed and modern kitchen and two bathrooms, this home offers many surprises including polished timber floorboards, a sunken rumpus room and study as well as a detached studio. The front lounge room is light filled and separate from the family room. The kitchen has polished timber floorboards, electric appliances including a dishwasher and stylish veneer cabinetry complete with laminate benchtops, including a breakfast bar which is perfect for casual dining. The kitchen is also spacious enough to enjoy an eat in meals area. The family room adjoins the kitchen and is separate to the lounge room. Three bedrooms benefit from built-in wardrobes and whilst the main bathroom is in original condition, it has been well maintained and offers a full-size bathtub and separate toilet. The laundry is externally appointed and is of good size. All year-round comfort has been considered with the ducted evaporative cooling, gas point, ceiling fans, split system air conditioner and the solar panels will certainly help with your energy costings. There is also a 6-channel 4K camera security system included in the sale. Outside enjoys an abundance of undercover areas for your choice of outdoor entertaining or additional storage or to simply to sit and enjoy a cup of tea or read a book. The detached studio is certainly an added bonus and will be welcomed by families with teenage kids or the hobbyists who want their own space. Owners and occupiers will enjoy the double carport which is also double-length on one side which also provides access to the back yard. Inspect any time by contacting Michael Redden at Redden Family Real Estate or contact us for a detailed Information Brochure.

- House built in approx. 1973
- Polished timber floorboards
- Three separate living areas including large light filled front lounge room with polished timber floorboards, gas point, ceiling fan and split system air conditioner, sunken rumpus room and separate family room nestled beside the kitchen
- Family size kitchen with eat in meals area, great storage and bench space including a breakfast bar which is perfect for casual dining, electric cooktop and under bench oven, dishwasher
- Bedrooms 1, 2 and 3 have built-in wardrobes
- Study room is located beside sunken rumpus room
- Main bathroom is in original condition with separate toilet
- Second bathroom near family room with shower, vanity and toilet
- External laundry
- Ducted evaporative air conditioning, gas point, ceiling fans and electric hot water service
- 5 kW (18 panel) solar system
- 6-channel 4K camera security system included in the sale
- Large (8m x 2.8m) detached studio with tiled floors and split system air conditioning, perfect for a teenage retreat or to those aspiring artists or hobbyists
- Good undercover car accommodation with tandem carport
- Plenty of undercover areas including pergola, verandah on studio and detached gazebo, perfect for outdoor entertaining
- Low maintenance backyard
- Fully fenced front and backyard
- Convenient location being close proximity to Orana Mall shopping centre, Schools, sporting ovals, shopping and medical centres
- Council rates \$2,868.70

DISCLAIMER: 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.