

19R Lonsdale Road, Dubbo, NSW 2830



Farmlet For Sale

Tuesday, 7 May 2024

19R Lonsdale Road, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 20 m2

Type: Farmlet



Michael Redden
0268844036



Scott Redden
0268844036

Offers Invited !

If you are keen to escape the city limits and own some acreage close to town then here is your chance to get yourself the lifestyle property that you have been longing for. You will find 19R Lonsdale Road by taking an easy 10km drive south of Dubbo on the Parkes Road. Here you will discover this peaceful 20.5 hectare (50.65 acres) property nestled amongst nature's best! Offering a spacious homestead with beautifully renovated wet areas and roomy living rooms. All bedrooms are generous in size and have built-in wardrobes, the main bedroom also boasts a stylish renovated ensuite bathroom with stunning mosaic floor and feature tiling and a rustic stone wash vanity. In addition to the bedrooms, there is a study/home office area that could easily be utilised as a 4th bedroom. This home features two separate and very large living areas, including a huge lounge room with a cosy woodfire to keep you warm on those cold winter's nights, and you will never have to worry about running out of wood when you have all that you need right at your fingertips and that opens out to the massive verandah through large glass sliding doors. The separate and spacious family room has timber feature walls and is situated beside the kitchen and will be appreciated by families wanting a second living space. The neat and tidy timber kitchen is highlighted by stylish Spanish timber-look tiles and comes complete with plenty of storage and bench space including a pantry and breakfast bar as well as a dining area that is encompassed by large windows to take in the serenity of wide-open spaces. The main bathroom has also been stylishly renovated and embodies a large shower, framed by stunning mosaic floor and feature tiling, a wall hung rustic stone wash vanity with single vessel sink and round vanity mirror with quality country style tapware and fittings and a separate toilet. The laundry has also had a makeover and includes a built-in laundry tub, under bench and overhead cupboards plus a tall laundry cupboard. Outside is where the fun begins where you will enjoy a variety of undercover sitting and entertainment areas providing many options for you to sit quietly and enjoy the scenic views and listen to the birdlife frolicking in the gardens and family gatherings will also be a pleasure with the variety of spaces on offer. The kids and grandkids will absolutely love exploring the character filled drought proof house yard. There is also plenty of improvements including a detached triple lock-up garage, detached 2 bay shed/workshop with roller doors and a lean-to and a garden shed. This secure holding has good stock proof fencing, a large size dam that pumps up to a 22,000 litre storage tank for watering the garden, plus there are a further 2 smaller dams for stock. There are also approximately 87,000 litres of rainwater storage. So, what are you waiting for, get the kids a horse or a bike and some yabby nets and make 19R Lonsdale Road your next family venture. Be quick as farmlets close to Dubbo are in short supply. Redden Family Real Estate awaits your call!

Residence:

- Built in approx.. 1985
- Three bedrooms plus study/home office that could easily be utilised as 4th bedroom
- Very spacious lounge room
- Separate family room
- Dining area off the kitchen
- Neat and tidy timber kitchen with good bench and storage including a breakfast bar
- Stylish Spanish timber-look tiles throughout
- Beautifully renovated wet areas
- Huge undercover verandah and entertainment areas
- Wood heater, reverse cycle split system air conditioner and ceiling fans for heating and cooling
- Electric hot water unit
- Drought proof and character gardens
- Council rates \$2,266.17 p.a. approx.
- Local Land Rates \$165.62 p.a. approx
- Other improvements
- Fenced house yard
- Detached triple lock-up garage
- Detached 2 bay lock-up shed/workshop with roller doors and lean-to
- Garden shed
- Large size dam plus 2 smaller dams
- 22,000 litre approx.. dam water storage tank
- Approx. 87,000 litre rainwater storage
- Recycling septic tank
- Stock proof fencing

Directions: Travel around 6 kms south of Dubbo on the Parkes Road then turn right onto Sappa Bulga Road, where you will travel approx.. 2.5 km and then turn left onto Lonsdale Road. Travel another 1.5 km and 19R is on the right (approx.. 10 kms from city limits). 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.