

**1L Winbar Road, Dubbo, NSW 2830**



**House For Sale**

Monday, 22 January 2024

1L Winbar Road, Dubbo, NSW 2830

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



Karen Chant  
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## Vendor Invites Offers

Discover the magic of 1L Winbar Road, a majestic retreat nestled on a captivating six-acre block where a laid back and peaceful lifestyle is waiting for you. This stunning 5 bedroom country home will surprise and delight you with its generous versatile layout, modern updates, and picturesque views from every window. From the soaring pitched ceilings to the renovated family kitchen, magnificent brick fireplace, timeless timber accents, exposed brick feature walls and the elevated wrap-around verandah, each detail adds to the enchantment. Positioned in Dubbo's popular Firgrove Estate, you can enjoy city conveniences and rural charm. City water supply, garbage collection, mail, and school bus access are all also available. Wake up every morning to bird song, let the kids play on the expanses of lawn, tinker in the workshop or relax in the various indoor and outdoor living spaces. You and your family will never want to leave this captivating acreage - but when you do, you'll find the all the amenities that Dubbo has to offer only a short drive away.

**FEATURES:-** Serenely positioned amid other prestige acreages a short drive to city amenities- Over-sized windows throughout capture leafy views and natural light- 5 bedrooms, built-ins in 4, fans in 3, handy home office/nursery with external entrance- Master suite with ensuite, walk in robe & French door access to verandah- Multiple living and dining areas providing peace and privacy for all - Gorgeous renovated kitchen with stone benches, shaker doors, dishwasher- Timeless features inc magnificent raked ceilings, timber accents & exposed brick- Exquisite brick fireplace, ducted & zoned RC AC, slow combustion wood heater- Tasmanian Oak timber floors, French doors, chair rails, elevated verandahs- Superb outdoor entertaining for long memorable meals with family & friends- Double garage with workshop and 3 phase power plus double carport- Off street parking for boats, caravans, trailers and work vehicles; fire pit area- Enclosed house yard with shady trees provides a haven for children & pets - Solar system, town water, fruit trees, raised veggie gardens, under house storage- 2.46 hectares divided into 3 fenced paddocks, chook yard & dog yard- Blissfully serene yet boasting notable convenience to Dubbo, Wongarbone & Geurie- Positioned in Firgrove, a family friendly estate on the outskirts of Dubbo with community grounds including tennis courts, BBQ facilities, walking tracks, creek, Council garbage collection, school bus service & mail delivery

**FAST FACTS** Built: 1997 (approx.) Council Rates: \$2,247 pa (approx.) plus water Community levies: \$151 pa approx Land size: 2.46 hectares (or 6.08 acres) (approx.) Zoning: R5 Large Lot Residential Selling agent: Karen Chant - 0448 191167 Address: 1L Winbar Road, Firgrove Estate, Dubbo 7.2 kilometres to Bunnings 7.6 kilometres to St Johns College and Dubbo Christian School 8.8 kilometres to Orana Mall 9.2 kilometres to Macquarie Inn 9.2 kilometres to Ploughmans Rest Tavern, Wongarbone 12.2 kilometres to Dubbo City Centre

Click on the virtual tour link for a 360 degree virtual inspection or contact the selling agent, Karen Chant on 0448 191167, to arrange an inspection of this beautiful home. The material and information contained within this marketing material is for general information purposes only. All information contained herein has been gathered from sources we deem to be reliable. However we cannot guarantee it's accuracy. You should not rely upon this information and material as a basis for making any formal decisions. We recommend all interested parties make further enquiries to verify the information contained herein.