

**22L Panai Avenue, Dubbo, NSW 2830**



**Sold Farmlet**

Friday, 1 September 2023

22L Panai Avenue, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 40 m2**

**Type: Farmlet**



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## Contact agent

Have you always dreamed of owning your own slice of country where you can not only enjoy some peace and quiet and establish your own paddock to plate whilst still keeping your day job, well this dream may not be so far out of reach with this quality 100 acre holding. You will find the turn off to Panai Avenue 14 km from the city limits on the Newell Highway, then once on Panai enjoy a sealed road right to the front gate. There are many highlights to this property including a solid 3 bedroom country homestead with an amazing country style and modern kitchen which comes complete with an abundance of bench and storage space, very large island bench with Caesarstone benchtops and the cook of the house will appreciate the 900mm Black Belling Cooker and a dishwasher. The kitchen is open plan to the very spacious meals and family rooms and all bedrooms are privately positioned away from living areas with access from the long hallway. All bedrooms have lovely rural outlooks and enjoy built-in wardrobes, ducted evaporative cooling and wood heating vents and vertical blind window furnishings. The character filled bathroom has a pedestal vanity sink, full size bathtub and a timber framed shaving cabinet and the laundry has external access out to the back pergola. All year-round comfort has been covered with ducted evaporative cooling, a wood heater with ducted heat transfer to all bedrooms, ceiling fans and a reverse cycle split system air conditioner. There is also solar hot water service and 7 solar panels which should help with your energy costings. Finishing the homestead is the stylish and easy care timber floating floors throughout and the huge undercover outdoor entertainment area which runs the full length of the back of the home, the front verandah also runs the full length and is in a lovely, elevated position to take in those panoramic rural views. Invite your neighbours, family and friends over for a hit of tennis in your very own full size tennis court which is also contained in the house yard. Other improvements include a detached 18m x 7m approx.. colorbond 4 bay shed, 3 bays are on a concrete slab and provide lock up roller doors, 1 being automatic and the end bay is open with an attached skillion, taking care of all your car and machinery accommodation. There is also a built-in and lined office space within the shed and a 95,000 litre rainwater storage tank gaining its catchment from both the house and shed. The holding has been fenced into two paddocks plus the house yard, providing plenty of options for livestock, where all fencing is in good stock proof condition. There are 2 x dams (one in each paddock) and getting stock ready for transport is easy with the steel panel portable stock yards. If you are ready to get out of the city limits and settle into a country lifestyle then you can't go past this fabulous 100 acre property. Call Michael Redden at Redden Family Real Estate to arrange an inspection today and make your country dream a reality!

- 100 acres with good water
- 15 km from Dubbo
- 3 bedroom homestead with generously sized bedrooms, all with built-in wardrobes
- An amazing country style and modern kitchen complete with Caesarstone benchtops and quality appliances including a 900mm Belling Cooker
- Stylish timber floating floors throughout the homestead
- Plenty of heating and cooling options including ceiling fans, wood heater with ducted heat transfer to all bedrooms, reverse cycle split system air conditioner
- 95,000 litre rainwater storage tank
- 2 x dams for stock
- Steel portable stock yards
- Huge machinery shed with built-in office and attached skillion
- 7 solar panels plus solar hot water
- Good stock proof fencing
- Council rates - \$1,832.00 p.a.
- LLS rates - \$213.41 p.a.

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.