

**32 Azure Avenue, Dubbo, NSW 2830**



**House For Sale**

Thursday, 16 May 2024

32 Azure Avenue, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 619 m2**

**Type: House**



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## Price Guide: \$795,000-\$845,000

If you are looking for a modern smart home that captivates you right from the kerbside with its sandstone framed garden, then No. 32 Azure Avenue should be right at the top of your list. Quality built by master builders, Greenmark Homes who are renowned for building award winning energy-efficient homes, and being the former Display Home, this home will be popular with many. Stepping inside, you will soon fall in love with the neutral earthy tones alongside natural timber veneer cabinetry and porcelain tiled flooring throughout which captures the romance of the French Chateau symbolising pure opulence and simple elegance with the versatility of seasonal accessorising. Offering a well thought out sustainable building design, that has been tailored for today's needs with Smart appliances and taking into account Dubbo's climate for comfortable living all year round that won't cost you the earth to run. Boasting 4 generously sized bedrooms, all with built-in wardrobes and ceiling fans, the master bedroom features a textured focal wall highlighted by dramatic pendant bed lights, then nestled behind you will find a spacious custom-fit walk-in wardrobe fitted by veneer cabinetry, hanging space, shelving and drawers. Beside the walk-in wardrobe you will discover a stylish ensuite bathroom containing a large, fixed glass screen shower with niche, floating single vessel sink vanity on Caesarstone benchtops and timber veneer cabinetry and complimented by stylish chocolate feature tiles. The kitchen is an entertainer's dream and delivers Caesarstone benchtops and splashback, plenty of storage and bench space including a large island bench with a waterfall end, making it easy for casual dining, meal preparation or a servery when entertaining and complimented by bold matt black and timber veneer cabinetry. Also featuring quality Smeg appliances including an electric under bench oven, gas cooktop, dishwasher, built-in microwave and coffee machine. If you love to entertain, then the walk-in butler's pantry will tick all of your boxes with the built-in sink, Caesarstone benchtops, stylish timber veneer display shelves and under bench cupboards to appease even the Tupperware extremist. The kitchen is open plan to the living and dining room which are framed by large glass stacker sliding doors and windows, making for a beautiful light filled living space, and which opens out to an under-roof outdoor living area bringing outdoor entertaining inside. Families will appreciate the two separate living areas as well as the spacious bathroom featuring a stylish free-standing bathtub, large, fixed glass screen shower with a large shower niche, floating double vessel sink vanity, on Caesarstone benchtops and complimented by timber veneer cabinetry, stylish feature tiling and quality fixtures and fittings. Completing the many features inside this home is a spacious home office/study, that comes complete with a large timber veneer benchtop and an under bench filing cabinet plus a large laundry with great bench space and storage cupboards which is also in abundance throughout. All year-round comfort has been considered with the ducted and zoned reverse cycle air conditioning, solar hot water and a 5.22 kWh solar system which is connected to a Tesla battery system to save on your energy costings. In addition, this home features many home automation systems including video door intercom, a back to base security system with CCTV, garden irrigation which has a rain sensor, pool filtration system (all set and remote controlled) and an automatic pool cleaner. Outdoor entertaining will be an absolute pleasure in the large under-roof back patio, conveniently positioned outside the family and dining room which beckons for inside/outside living, complete with tiled floors, built-in Cordon Bleu Deluxe BBQ, Caesarstone benchtops and under bench cupboards and a stylish ceiling fan which is sure to not only keep you cooler in these hot summer months but will stop flying insects in their tracks! Flowing from the under-roof back patio is a huge open pergola, being the perfect spot to soak up the sunshine or watching the stars of an evening that also looks out over the mineral inground plunge pool with frameless glass pool fencing giving the appearance of a seamless barrier. Completing this wonderful package are low maintenance lawns and gardens with the assistance of the smart irrigation system and an extra large double garage with storage cupboards. Come and join the many families who call Southlakes their home and enjoy the extensive walkways around the ever-growing lakes! Also being conveniently located close to Schools, Orana Mall, sporting ovals, Medical Centres, Childcare Centres and Blue Ridge Estate. Make contact today to obtain a detailed Information Brochure or to get details of up-coming open homes. You can also view this property when it was utilised as a Display Home here: <https://greenmarkhomes.com.au/display-home/> \* Built by Greenmark Homes in 2018 Link to Display home: <https://greenmarkhomes.com.au/display-home/> \* House size 31.9 squares including alfresco\* Neutral earthy tone colour scheme\* High ceilings and porcelain tiles throughout\* Master bedroom comes with large, custom fit walk-in wardrobe and stylish ensuite bathroom\* All bedrooms are of good size and have built-in wardrobes and ceiling fans\* Modern gourmet kitchen with plenty of storage cupboards including a walk in butler's pantry, quality Smeg appliances, Caesarstone benchtops, stylish cabinetry and an island bench\* Two separate living areas\* Spacious main bathroom with stylish cabinetry and tiling\* Laundry has built-in stainless-steel sink and under bench cupboards \*

Abundance of storage cupboards\* Ducted reverse cycle and zoned air conditioning\* Solar hot water service\* NBN to premises connectivity\* Large under-roof back patio with built-in BBQ plus a large open pergola\* Inground mineral plunge pool\* Low maintenance lawns and gardens with automatic smart watering system\* Smart video door intercom which can be answered remotely via phone app anywhere and includes voice and picture. All doorbell activations are recorded on video.\* Smart back to base alarm (monitored by Western Plains Security) which can be remotely controlled anywhere via phone app\* CCTV around perimeter of house which can be viewed and also remotely controlled anywhere via phone app and backed up on disc drive. \* 5.22 kWh solar system and a Smart Tesla battery system which can be monitored and adjusted via phone app.\* Smart garden irrigation with rain sensor and remote controllable anywhere via phone app.\* Smart pool filtration system - heating, filtration, acid balance, chlorination and lighting all controllable via phone app. Automatic chlorination and acid balance all set and remote controlled.\* Automatic Smart pool cleaning - pool automatically cleans - no need for manual cleaning.\* Council rates - \$2,987.05 p.a. approx.\* Located close to Primary and Secondary Schools, Orana Mall shopping centre, sporting ovals, Medical Centres, Childcare Centres and Blue Ridge Estate

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.