

34 Glenabbey Drive, Dubbo, NSW 2830



House For Sale

Friday, 3 November 2023

34 Glenabbey Drive, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 2 m2

Type: House



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Price Guide: \$1,150,000-\$1,250,000

Nestled on a private corner block of 2,400 m², surrounded by quality-built homes and with its elevated position, offers endless panoramic views by day and city lights by night! Situated on the fringes of town in the popular lifestyle estate of Kintyre, No. 34 Glenabbey Drive offers you the best of both worlds that being a quiet, peaceful lifestyle block with elevated views plus all the city comforts. Stepping into the foyer inside, you will soon be greeted by the spacious living room which is separate from the other living areas and adjoining the living room is a very large study/home office which could easily be utilised as a 5th bedroom. Opposite the living room is a spacious main bedroom, which is privately positioned at the front of the home and presents with a large walk-in wardrobe as well as an ensuite bathroom. Following on from the study you will be greeted by the open plan kitchen, meals and family. The centrally appointed kitchen comes complete with quality appliances including a dishwasher, good storage and bench space which includes a very large island bench that is perfect for casual dining or meal preparation or serving when entertaining. The free-flowing meals and family rooms are framed by extra-large windows and a glass sliding door, which not only opens out to the entertainment area but also takes in the magnificent views by day and mesmerising city lights by night. Adjoining the family room is a separate rumpus room that is also framed by extra-large windows and a glass sliding door to take in those amazing views and which overlooks the sparkling inground pool. Moving from the family room into the hallway where you will find an abundance of linen cupboards and the remaining three spacious bedrooms which all include built-in wardrobes and ceiling fans. Here you will also find the generously sized 3-way main bathroom and laundry which features a built-in sink, under bench cupboards and a broom cupboard as well as external access to the private drying area. All your creature comforts have been accounted for with ducted and zoned reverse cycle air conditioning, ceiling fans in all bedrooms and gas point in the family room. The outside setting is where the fun begins with the undercover back patio and the separate undercover decking area which takes in the breathtaking panoramic views by day and the City lights in the evening. This area also overlooks the sparkling inground resort style pool which is sunken to ensure privacy. The kids (and adults) will love the addition of a monkey bar over the pool and for the soccer family, you can practice day and night your goal keeping skills with your own full-size soccer goal posts and screen. There is a triple garage that takes care of your car accommodation and there is also side access to the back yard, part of which has been sectioned off by gravel for easy care and suitable for storing your caravan, boat or trailer, and providing access to the detached studio/sports bar/teenage retreat which has a designated fire pit area perfect for winter entertaining. The house yard is still large enough for the kids to enjoy but has been designed for quick and easy maintenance to keep it in its immaculate presentation. The front and back garden areas are filled with established citrus trees and native shrubs which is enjoyed by many birdlife, and it certainly is a real pleasure to sit and listen to them frolic around in the garden. This amazing home has all the necessary requirements for an enjoyable family lifestyle with a country feel. It has the perfect elevated position to take in those magical and serene views and as you would expect, is surrounded by quality properties. Why build when we have your lifestyle property ready for you and your family to move in and enjoy. Mark this one down as a must see and call Michael Redden at Redden Family to arrange your very own private viewing!

- Quality built by Brett Harvey Designs on a massive 2,400 sqm block
- House size is 32.85 squares (excluding covered decking)
- Quiet and peaceful in a highly sought-after blue-ribbon location
- Three separate living areas including front living room, family room and rumpus room
- Spacious meals and family room which is open plan to kitchen and outdoor entertaining area
- Perfectly planned kitchen with quality appliances, good storage and bench space including an island bench
- All bedrooms are spacious and enjoy remote controlled ceiling fans, the main bedroom has a walk-in-wardrobe and ensuite bathroom
- Home office/study could easily be utilised as a 5th bedroom
- Large 3-way bathroom with full-size bathtub
- Spacious laundry with built-in sink, under bench cupboards and broom cupboard
- Abundance of storage cupboards in hallway
- Triple garage has pedestrian access to back yard and also access to front patio providing undercover walkway from car to front door
- Captivating elevated panoramic views of the city by day and city lights of a night - enjoyed from meals, family, rumpus room and front row seats in the undercover decking area
- Zoned and ducted reverse cycle air conditioning plus gas point in family for climate control
- An abundance of large windows and glass sliding doors to capture all of the natural sunlight throughout the home
- Huge undercover decking area to take in the magnificent views plus a separate dedicated firepit area for winter entertaining
- Sunken resort style in-ground swimming pool (10m x 5m approx.)
- Detached studio, sports bar or teenage retreat (not Council approved)
- Side access to rear yard, part of which is sectioned off and has gravel, suitable for storing your caravan, boat or trailer
- Rainwater tank
- Backyard has been sectioned in two parts, both being

spacious and providing separate space for kids and pets to play freely • Established citrus trees, flowering trees and shrubs
DISCLAIMER: The information contained herein has been provided to us by the Vendors and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information provided.