

36 Castlereagh Avenue, Dubbo, NSW 2830

Sold House

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36 Castlereagh Avenue, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$715,000

:: Sprawling open plan living areas:: 3 kilowatt solar system / natural gas hot water:: Ensuite and walk in robe from main bedroom:: Immaculately maintained with established gardens:: 8.8m X 8.2m L-shaped mod-wood deck:: Garden shed / auto sprinklers / lush, thick lawns:: Everything is done at this beautifully presented family residence that is big on both size and class, with your choice of multiple living, dining and outdoor entertaining options on offer! If you are searching for a family home that has an oversize and spacious feel, then look no further than 36 Castlereagh Avenue, with ample open plan living spaces ready to be enjoyed on a day-to-day basis. Positioned in the popular Yarrowonga Estate, there is room to really stretch out and enjoy, with an impressive list of extras seldom seen. A 3-kilowatt solar panel system with Aurora inverter is already installed and generating roof top electricity, with ducted Breeze air evaporative air conditioning throughout the residence, along with 2 natural gas points also installed. Being an over generously sized 4-bedroom property, no expense has been spared in creating every day comfort, with open plan kitchen, family and large formal lounge areas all making for the ideal family home. The main bedroom is beautifully styled, with ensuite, walk in robe, and its own personal LG reverse cycle split system air conditioner. Outside, the large covered outdoor entertaining area is complete with a near new maintenance free elevated mod-wood deck, with the pleasant and leafy north easterly aspect making for the ideal outdoor entertaining area come summer or winter. Don't delay- attend the series of open homes with the team from Matt Hansen Real Estate as soon as you can.

Features:

- Multiple living zones
- Popular estate
- No expense spared

Land Size:

- approx 855m²

Rates:

- approx \$2,868.70 pa

General:

- Hebel exterior cladding
- Colourbond roof
- Double lock up garage with automatic doors
- Garden shed (4.7 x 1.3m) on concrete slab
- L shaped pergola (8.8 x 8.2m)
- Colourbond fence
- Rear yard access
- Formal entrance
- Crimsafe doors
- Mod-wood decking

Comforts:

- Breezeair ducted evaporative cooling
- 2 x gas points
- Aurora Inverter 3kw solar panels
- Rheem 26L/min gas hot water system
- Roof insulation
- Ceiling fans
- Walk in linen cupboard
- Television aerial
- Rotary clothesline
- Automatic sprinkler system

Services:

- NBN connected
- Natural gas
- Water
- Sewer
- Mail

Kitchen (4.3 x 2.8m)

- Floating floor
- Laminate benchtops
- Tiled splashback
- Smeg electric oven
- Smeg gas cooktop
- Smeg rangehood
- Dishlex dishwasher
- Stainless sink
- Pantry
- Breakfast bar

Dining (3 x 2.7m)

- Floating floor
- Ducted evaporative cooling
- Blinds
- Curtains

Lounge Room (7 x 5.5m)

- Carpet
- Ducted evaporative cooling
- Gas point
- Television point
- Curtains

Family Room (5.5 x 4.7m)

- Floating floor
- Ducted evaporative cooling
- Gas point
- Ceiling fan
- Television point
- Curtains
- Blinds

Main Bedroom (4.5 x 4m)

- Carpet
- LG Split system reverse cycleair conditioner
- Ducted evaporative cooling
- Walk in robe
- Television point
- Ceiling fan
- Curtains
- Blinds

Ensuite

- Shower
- Toilet
- Vanity
- Heating lights
- Exhaust fan
- Partial wall tiling

Bedroom 2 (3 x 3m)

- Carpet
- Ducted evaporative cooling
- Built in robe
- Blinds

Bedroom 3 (3 x 3m)

- Carpet
- Ducted evaporative cooling
- Built in robe
- Blinds

Bedroom 4 (4 x 3m)

- Carpet
- Ducted evaporative cooling
- Built in robe
- Curtains
- Blinds

Bathroom (3 x 1.8m)

- Shower
- Bath
- Separate toilet
- Vanity
- Exhaust fan
- Heating lights
- Blinds
- Partial wall tiling

Laundry (2.7 x 1.7m)

- Laundry tub
- Automatic taps
- Walk in linen cupboard
- Cupboards
- Tiled
- External access

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