

# 37L Maiala Road, Dubbo, NSW 2830

## Sold Lifestyle

Sunday, 20 August 2023

37L Maiala Road, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: Lifestyle**



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**\$750,000**

:: 55.46 hectares or 137 acre property (approx.):: Large 4 bedroom 2 bathroom brick homestead:: Stock trough / dam / 3 rainwater tanks:: 33 mins to Dubbo / 25 mins to Gilgandra:: 360-degree verandahs around the homestead:: Attend the upcoming open homes with Hansen's!:: Situated under 5 kilometres from "The Drovers Dog" of Eumungerie, 25 minutes drive from Gilgandra and 33 minutes drive from Dubbo, "Hadspen Homestead" is a rural lifestyle property that lends itself to a multitude of uses. Predominantly flat, easily workable country the property offers lighter loam and sandy loam soils, and is looking for keen country entrepreneurs to make it their own! Overall, the balance of the holding comprises of previously grazed country with regrowth of woody weeds, with only approximately 20% of the entire property densely timbered by Ironbark, Grey Box, Gum and small Pine. The property is fenced into three larger paddocks with some internal fences needing work, with a nice sized homestead yard and two smaller additional paddocks to the rear. There is a stock trough along with a dam and three rainwater tanks totaling approximately 40,000 litres in rainwater storage capacity. The 4 bedroom 2 bathroom brick veneer home is quite large in size, with a reverse cycle split system air conditioner and slow combustion wood heater on offer. All bedrooms have built in wardrobes, apart from the main bedroom which pleasingly has a walk-in robe. Additional improvements include a 15m x 6m shed, basic cattle yards, chicken coop, and of course a great country atmosphere where you will be surrounded by livestock, nature and the breeze through the Eucalyptus trees. Attend the upcoming open for inspections with Matt Hansen Real Estate! Features:

- Lifestyle Property
- Workable country
- Large brick home
- Land Size: • approx 55.64ha
- Rates: • approx \$791.48 pa
- General
- Brick veneer
- Colourbond roof
- Large shed (15 x 6m)
- 10,000L water tank
- Pergola (6 x 3.2m)
- 3 x water tanks
- Chicken yards
- Tennis court
- 5 bay shed
- 360° verandahs
- 1 x dam
- Older cattle yards
- 10,000L dam storage tank
- Comforts
- 1 x split system air conditioner
- 2 x whirly birds
- Wood heater
- 250L Rheem electric hot water system
- Linen cupboard
- Television aerial
- Satellite dish
- Rotary clothesline
- Services
- Dam/rainwater
- Septic
- Mail Kitchen (3.9 x 3.5m)
- Laminate benchtops
- Tiled splashback
- Tiled floor
- Chef electric oven
- Chef electric hot plates
- Robinhood rangehood
- Walk in pantry
- Curtains Dining (3.8 x 3.6m)
- Tiled floor
- Curtains Lounge Room/Formal Dining (5.6 x 4.2m)
- Carpet
- Exposed beams
- Curtains Family Room (8.2 x 4.1m)
- Mitsubishi split system reversecycle a/c
- Arrow wood fire
- Carpet
- Exposed beams
- Curtains Main Bedroom (4.2 x 3.9m)
- Carpet
- Walk in robe
- Television point
- Curtains
- External access
- Ensuite (2.7 x 1.7m)
- Shower
- Toilet
- Vanity
- Partial wall tiling
- Bedroom 2 (3.4 x 2.7m)
- Carpet
- Built in robe
- Curtains
- Bedroom 3 (4.2 x 3m)
- Carpet
- Built in robe
- Curtains
- Bedroom 4 (4.2 x 3m)
- Carpet
- Built in robe
- Curtains
- Bathroom (2.8 x 2.2m)
- Shower
- Separate toilet
- Vanity
- Curtains
- Partial wall tiling
- Laundry (2.6 x 1.8m)
- Laundry tub
- Automatic taps
- Tiled
- Curtains
- External access

The enclosed information has been furnished to us by the property's owners. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.