

**39 Stonehaven Avenue, Dubbo, NSW 2830**

**THE AGENCY**

**Sold House**

Friday, 18 August 2023

39 Stonehaven Avenue, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 822 m2**

**Type: House**



Monica Henley

**\$700,000**

An enviable lifestyle awaits you at this four-bedroom family home, set in a quiet pocket beside the Macquarie River. With a well-designed floorplan, this unique home perfectly enhances everyday living and reflects the charm and character of properties in this treasured locale. Unwind in the tranquillity of this riverside neighbourhood whilst enjoying the convenient proximity to local amenities. Timber-look flooring flows throughout the ground floor, complemented by a neutral palette to create a timeless aesthetic. The spacious kitchen is well-appointed and enjoys an easterly aspect that welcomes the morning sun. Dining and living rooms are generous in size and open-plan, creating a harmonious, connected space for family gatherings. Towards the rear of the home, double sliding glass doors allow natural light to fill the space and offer a seamless transition to the alfresco entertaining area. Upstairs offers ample and comfortable accommodation for the entire family, featuring four bedrooms and the main bathroom. All bedrooms are equipped with robes, while two of them are complete with ensuite bathrooms. The expansive master suite presents a perfect sanctuary, with the added luxury of a parents' retreat, walk-in robe/dressing room, and a private balcony. Set on approx. 822sqm, the home includes an integrated double lock-up garage providing drive-through access to the rear yard. The peaceful location is just moments to local amenities and entertainment, including Club Dubbo, Westside Hotel, Dubbo CBD, Delroy Shops, and the popular Tracker Riley walking tracks are a mere 200m from the front step. With its generous block size and convenient location, this two-storey gem presents an exceptional opportunity to embrace a comfortable and fulfilling lifestyle. - New carpets and some freshly painted interior- Ducted evaporative AC upstairs- Generous kitchen with ample cupboard space, large pantry, Miele appliances and gas cooktop- Living room features pitched roof, ceiling fan, north aspect, double sliding doors to alfresco- Master suite, ceiling fan, wall of built-in robes, walk-in robe/dressing room, ensuite, parents' retreat and private balcony- Three more bedrooms, two with built-in robes, third with walk-in robe and ensuite- Main bathroom upstairs, fourth bathroom adjoins laundry on ground level- Ample storage throughout includes living room storage, broom closet, linen storage, storage space in garage- Double lock-up garage with auto door and drive-through access to rear yard- Back to base alarm system- Quiet, low-traffic street, 200m from Tracker Riley walking track- Close proximity to Dubbo CBD (1.5km), Delroy shops (2km), Westside Hotel (250m), Club Dubbo (400m)