

44 Cypress Point Drive, Dubbo, NSW 2830



House For Sale

Wednesday, 7 February 2024

44 Cypress Point Drive, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



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Price Guide: \$695,000-\$745,000

You will be suitably impressed by the style and space that is on offer in this free flowing and modern contemporary home. Boasting a family friendly floor plan, and offering four (4) spacious bedrooms, the main bedroom is privately positioned at the front of the home and enjoys a stylish ensuite bathroom and large walk-in-wardrobe. All other bedrooms are located at the back of the home and have built-in wardrobes. These rooms also have the benefit from an adjoining rumpus room which is the perfect spot for kids to enjoy their own play/movie time or gaming. The kitchen proudly stands in the heart of the home and presents the perfect place where flavours can be crafted and this can be achieved with the assistance of the gas cooktop, electric wall oven and servery and of course the dishwasher is welcomed. This space is open plan to the combined dining and family room, featuring low maintenance and stylish porcelain floor tiles. There is also a generously sized living room nestled at the front of the home adding to the family friendly floorplan. The main bathroom is of good size and features a large shower, wall hung vanity and a full-size bathtub complimented by stylish tiles. Likewise, the laundry is capacious and includes a built-in stainless-steel tub, good bench space, under bench cupboards and a broom cupboard. Heating and cooling have been considered by a push of the button with the ducted and zoned reverse cycle air conditioning and a gas hot water service for instant hot water. Moving outside you will love outdoor entertaining in the large under-roof and tiled alfresco area which provides a wonderful rural outlook to the west capturing those beautiful sunsets. The back yard is spacious and can easily be accessible from the drive through garage, plus there is a sizeable garden shed to house your gardening tools and you will appreciate the established trees including an olive and orange tree. This home is the complete package and is conveniently located moments from Delroy Shopping Centre, childcare centres, Macquarie Anglican Grammar School and parklands. Don't let this one get away! Contact the friendly team at Redden Family Real Estate for a detailed Information Brochure or to obtain details of upcoming open homes.

- Built in 2009
- Family friendly floor plan
- Quality fixtures and fittings and lovely neutral tones throughout
- All bedrooms are spacious and enjoy built-in wardrobes, the main benefits from an ensuite bathroom and walk-in wardrobe
- Open plan living
- Kitchen with laminate benchtops, gas cooktop, electric wall oven, dishwasher and pantry with large servery
- Three separate living areas, including spacious front living room, large family/dining room and rumpus room
- Stylish and modern main bathroom
- Laundry with good storage and bench space and external access
- Ducted and zoned reverse cycle air conditioning
- Gas hot water service
- Huge 7.0m x 3.5m undercover alfresco area conveniently located off dining/family room
- Double lock-up garage with auto door, internal access and single roller door drive through access to a pebble section to park your trailer
- Good size backyard
- Garden shed
- Established trees including an olive tree and citrus tree
- Lovely rural outlook from backyard
- Conveniently located close to Delroy Shopping Centre, child care centres, Schools and parklands
- Currently leased to 8 August 2024
- Council rates \$2,769.03 p.a.

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.