

47 Castlereagh Avenue, Dubbo, NSW 2830



House For Sale

Thursday, 9 May 2024

47 Castlereagh Avenue, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 760 m2

Type: House



Samuel Shooter

0268854564

\$680,000 to \$715,000

Located in the ever-popular Yarrawonga Estate, this well-maintained four-bedroom home is the epitome of comfortable family living, a perfect retreat for retirees or a haven for nature enthusiasts. Offering a seamless blend of indoor and outdoor living spaces, the whole property can be enjoyed and with the benefit of a bus stop at your doorstep, the CBD is only a bus trip away. Upon entering, you are greeted with durable vinyl planks that pave the way through the abode, ensuring low maintenance without compromising on style. The master bedroom is a sanctuary in itself, boasting a built-in robe, a bespoke ensuite with a handmade sink, and the ease of split system air conditioning. A light-filled living room at the front provides a peaceful area to unwind, while the heart of the home unfolds into an open plan kitchen, dining and living area, where many happy memories are sure to be formed. Flowing effortlessly to the outdoors, the covered entertaining area with its insulated Spanline ceiling invites gatherings all year round, overlooking a newly refurbished fish pond teeming with aquatic life. Outside, all this back yard has to offer is on show, with established veggie gardens, irrigation systems, and an orchard offering oranges, lemons, and nuts, all set against a backdrop of beautiful native landscaping. The property also boasts modern comforts including evaporative cooling, a 6.37kw solar array, fibre to the premises (FTTP), professional-grade CCTV security cameras, and Crimsafe doors. Double garage facilities provide ample parking with the convenience of drive-through access to the rear yard. With an expansive 760 square metres of land, this home delivers an exceptional lifestyle opportunity for those seeking space, comfort, and a connection with nature, all within a friendly community setting. We look forward to seeing you at an open home or if you're unable to make it, please contact agent Samuel Shooter to arrange a private inspection on 0402 640 126. We have obtained all the information and figures contained in this document from sources we believe to be reliable; however we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations.- 760m2 block- Built in 2000 - 176m2 floor plan- 4 bedrooms (master with ensuite)- 2 separate living areas including light-filled separate living area and open plan family hub- 2 bathrooms (main and ensuite)- Entertaining area with near new insulated Panelspan roof/ceiling and fish pond with 50 Murray River Rainbow fish. 10 Pacific Blue-Eye and native pond plants- Solarhart hot water on roof (installed 2023)- Norman real wood Plantation shutters- 6.37kw solar PV array- Ducted evaporative cooling- Clear whirly birds on roof to cool roof space- Fenced off veggie garden and greenhouse- Established orange, lemon, macadamia, almond and apple trees- Native landscaping featuring local grass species, local trees, shrubs and bushtucker plants (including desert lime, mulga, native mulberry, native spinach, lilly pilly, river mint, midyim berry, native lemongrass and roselle hibiscus)- shed with lighting & power- Crimsafe doors & CCTV security cameras- Clipsal hard-wired smoke alarms- 1.1km to Bunnings Warehouse- 2.4km to Orana Mall- 5.1km to Dubbo Base Hospital - 5.7km to Dubbo Square Shopping Centre- Rental estimate \$550 per week- Levied rates \$2806.41 per annum or \$701.10 per quarter