

56R Narromine Road, Dubbo, NSW 2830



Lifestyle For Sale

Saturday, 11 November 2023

56R Narromine Road, Dubbo, NSW 2830

Bedrooms: 5

Bathrooms: 2

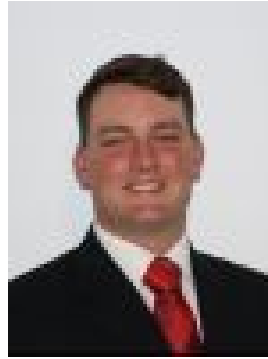
Parkings: 2

Area: 10 m2

Type: Lifestyle



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Offers Invited !

Introducing a unique and wonderful lifestyle package consisting of 10.12 hectares or 25 acres. Fenced into 5 paddocks plus the generous house yard where all boundary and internal fencing are in good condition. You will appreciate the abundance of improvements including a 5-bedroom homestead, massive 18m x 19m (approx.) machinery shed which incorporates a workshop, self-contained 2-bedroom granny flat and a 1 stand shearing shed. Other improvements are steel sheep yards with 3-way draft and loading ramp, chook yards, 8 bay dog kennel with fenced yard. Water is plentiful with the fully equipped bore with solar power and plenty of tanks for rainwater and bore water storage. The main homestead has been plumbed to take both rainwater and bore water even the evaporative cooling unit. The main homestead is warm and welcoming and features an abundance of large windows allowing the lovely northern sunlight to enter each of the rooms and also to take in the extensive scenic rural views. Every country home needs a good kitchen and this one has a beauty featuring quality appliances, good storage cupboards and bench space and includes a servery and breakfast bar which is great for casual dining and entertaining. The kitchen is open plan to the generously sized meals and family room, which includes a cosy wood heater highlighted by 3m ceilings but the wow factor is certainly the impressive 3m x 9m north facing wall of fixed glass panels and glass louvres which allows passive solar heating in the winter and coupled with the extended eaves provide accurate shade in the summer, not only that, it gives you a front-line seat to watch storms roll in as well as the watch the sunrises and sunsets. All bedrooms are generous in size and have built-in-wardrobes, the main bedroom is separate from the other bedrooms and benefits from a large walk-in-wardrobe and ensuite bathroom which includes a corner spa bath as well as direct access through French glass doors to the back patio. The 5th bedroom could also be utilised as a rumpus room. Make your way down the hallway to find bedrooms 2, 3 and 4, the main bathroom, laundry and access to the extra-large double garage which has a toilet. All year-round comfort has been taken care of with near new ducted evaporative cooling, wood heater and gas hot water. Stepping outside you will find a generously sized house yard that is watered by pop up irrigation from the solar bore and you can sit and take in the rural scenery in the comfort of the undercover back patio. You will certainly be impressed by what this lifestyle holding has to offer and being situated just minutes from Dubbo's CBD will make this one popular with buyers. Longer settlement preferred as the property is currently tenanted until 6 October 2024. Inspections are by appointment only. Redden Family Real Estate welcomes your call to arrange a copy of our detailed information brochure or to arrange your very own private tour.

- Stunning 10.12 ha or 25 acres
- House built in approx.. 2004
- Abundance of water including fully equipped bore and good storage tanks (23,000 gallon concrete tank at machinery shed which is also connected to main homestead, 4 x 5,000 gallons water tanks at house, 1 x 5,000 gallons and 1 x 3,000 gallons water tanks for storage and usage of bore water which is auto fed by solar bore to garden taps and toilets)
- Open plan kitchen to huge meals and family rooms, featuring 3m ceilings and an impressive 3m x 9m north facing wall of fixed glass panels and glass louvres which allows passive solar heating in the winter and coupled with the extended eaves provide accurate shade in the summer
- Kitchen comes complete with good storage and bench space including a breakfast bar and servery and quality appliances
- All bedrooms have built-in-wardrobes and the main bedroom enjoys a walk-in-wardrobe and ensuite bathroom featuring a spa bath
- Abundance of storage cupboards throughout
- Large undercover back patio with a picturesque rural outlook
- Ducted evaporative cooling and a wood heater
- Huge 18m x 19m steel lock-up machinery shed which includes a fully serviced granny flat, workshop and 1 stand overhead shearing plant
- Steel sheep yards with 3-way drafting race and loading ramp
- Chook yards and dog yards
- Minutes drive to Dubbo's CBD, Schools, shops and restaurants

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.