

5L Hickeys Road, Dubbo, NSW 2830

Sold Acreage

Tuesday, 12 March 2024

5L Hickeys Road, Dubbo, NSW 2830

Bedrooms: 5

Bathrooms: 3

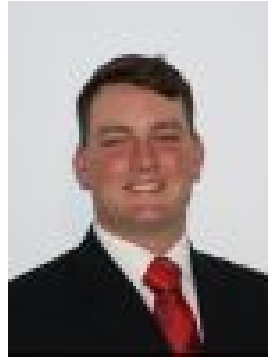
Parkings: 10

Area: 10 m2

Type: Acreage



Michael Redden
0268844036



Scott Redden
0268844036

Contact agent

Escape the city limits and come and enjoy the country lifestyle that 5L Hickey's Road has to offer. Imagine waking up to the melodious chirping of birds and the gentle rustle of leaves in the wind where your mornings will be greeted by breathtaking sunrises over the rural landscapes, and you will bid farewell to your evenings with stunning sunsets painting the hills and horizons in a myriad of colours. Fenced into 4 paddocks plus the generous house yard and a separate dog yard and chook yard, this wonderful 25-acre (10.16ha) lifestyle package has it all and the view of the valley and rolling hills is just absolutely breathtaking. All boundary and internal fencing are in sound to good condition and water is plentiful with the fully equipped bore, front dam, troughs in all paddocks which are bore fed and good tanks for rainwater storage. The bore water looks after the livestock, lawns and gardens and tops up the pool and rainwater is plumbed to the house. You will fall in love with the fully renovated 523m² two-storey 5-bedroom main homestead which is warm and welcoming and features an abundance of large windows allowing the lovely natural sunlight to enter each of the rooms and also to take in the extensive scenic rural views. The large chef's kitchen is well appointed and features a 900mm Omega combined gas cooktop and electric oven, rangehood and new LG dishwasher, and has great kitchen storage including a walk-in-pantry that will appease the culinary connoisseur and also good bench space which includes a breakfast bar which is great for casual dining or meal preparation. The kitchen is open plan to the generously sized dining room featuring large low maintenance tiled floors which opens out to the huge undercover back decking area and outdoor spa area. The renovated laundry sits neatly beside the dining room and from here you will be greeted by the extra-large guest quarters featuring its own bathroom and having access to the pool. Flowing from the kitchen/dining is where you will be greeted by a combined sitting/loungeroom featuring 5.5m raked ceiling that is sure to take your breath away and is complemented by large windows and glass sliding doors leading out to the wrap around decking, this room is certainly a highlight. The loungeroom also includes a cosy wood heater to keep you warm in those cold winter months framed by a brick feature wall and timber mantlepiece. Take the staircase up-stairs and admire the 6-blade ceiling fan upon each step, and once upstairs you will find a kids rumpus/play area, the main bathroom and four (4) bedrooms plus a walk-in-linen as well as an abundance of other linen/storage cupboards. The main bedroom is generous in size and is light and airy and boasts a large walk-in-wardrobe and stylish ensuite bathroom and even has its own private balcony to take in those mountain views. The main bathroom has also been beautifully renovated and features a full size free standing bathtub, hung single sink vanity, floor to ceiling wall tiles, large shower with niche. All year-round comfort has been taken care of with near new ducted evaporative cooling up-stairs, ceiling fans throughout, wood heater, split system air conditioning, gas points and a gas hot water service. Stepping outside you will discover a generously sized house yard that includes beautiful flowering gardens and raised veggie garden beds, and you can sit and take in the rolling hills and valley from a number of spots on the undercover wrap around decking. Outdoor entertaining will be a pleasure in the huge undercover back decking, easily accessible from the kitchen/dining and also featuring a privately set 5-person outdoor spa. Other improvements include an 8m x 3m kidney shaped inground pool with undercover gazebo being the perfect spot to sit and read a book or supervise the kids playing in the pool. There is also a large dog yard with undercover dog home, large fully enclosed chook run, detached 15m x 7.4m colorbond shed with 2 x extra-large roller doors, LED lighting and concrete floors with attached 6.4m x 6.1m carport with lighting and concrete floors and attached 7.8m x 7.4m workshop with power and concrete floors and LED lighting. This holding has homed horses, sheep, goats and cattle. You will certainly be impressed by what this lifestyle holding has to offer and being situated just 10 minutes from town will make this one popular with buyers. Redden Family Real Estate welcomes your call to arrange a copy of our detailed information brochure or to arrange your very own private tour. DIRECTIONS: Take an easy 11km drive from Dubbo Base Hospital onto Golden Highway/Dunedoo Road out past Mugga Hill then turn right onto Durraween Lane. Follow Durraween Lane approximately 3.5km turning left onto Hickeys Road. 5L is 800m on the lefthand side. •Stunning 10.16 ha or 25 acres, fenced into 4 paddocks with troughs plus house yard •House built in approx.. 1992 and recently fully renovated •Freshly painted inside and outside, new carpet floor coverings, modern kitchen, laundry and bathrooms, new ducted evaporative cooling •Abundance of water including front dam, fully equipped bore (depth 80m and pump 6 months old) and good storage tanks (2 x 30,000 litre concrete tanks at house and a 1,000 litre tank at shed). Bore water used for livestock, lawns and gardens and to top up the pool. Rainwater is used for the homestead. •Kitchen comes complete with an abundance of storage cupboards including a walk-in-pantry and great bench space including a breakfast bar, quality appliances including a new LG dishwasher, 900mm Omega combined 5 burner gas cooktop and electric oven and power point with usb

connectivity•Open plan kitchen to generous dining room•Combined sitting/loungeroom which features exquisite 5.5m raked ceiling, wood heater and the staircase leading to upstairs•Upstairs enjoys 4 large bedrooms, abundance of storage, two (2) bathrooms including the ensuite bathroom and a rumpus/kids play area or sleepout•Main bedroom and 3 other bedrooms are located upstairs, the main bedroom enjoys a walk-in-wardrobe and stylish ensuite bathroom plus a balcony overlooking rolling hills and the valley•Guest room is located downstairs with its own stylish bathroom and split system air conditioner. This room opens out to the pool area, alternatively this room could be utilised as an extra-large living room•Abundance of storage cupboards throughout including walk-in-linen and under stair storage•8m inground pool which includes pool cover, robotic pool cleaner and manual cleaning equipment, undercover gazebo area•Huge 9.7m x 6.7m undercover back decking with raked ceilings, gas point and a 5-person outdoor spa in a private setting•6.4m x 6.0m double carport on house with raked ceiling•Detached 15m x 7.4m colorbond shed with 2 x double roller doors, concrete floors, LED lighting with attached 6.4m x 6.1m double carport and attached 7.8m x 7.4m workshop on concrete floors, LED light, power points and single roller door•Chook yard and large dog yard with a dog house•New Bonai ducted evaporative cooling upstairs, wood heater in loungeroom and split system air conditioner, ceiling fans throughout, gas points including a portable gas heater and gas hot water service•NBN connectivity•Mail 3 days a week•School bus service daily •Only 10 minutes drive to Dubbo's CBD, Schools, shops and restaurants•Council rates \$1,773.07 p.a.•Local Land Service Rates \$193.29 p.a.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.