

6r Hillside Drive, Dubbo, NSW 2830

Sold Acreage

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6r Hillside Drive, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: Acreage



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\$1,381,000

:: 25 acres / 10.24 hectares / improved pastures:: Double garage / carport / 5.7m x 4m shed with power:: Ducted reverse cycle air throughout:: Equipped bore / 4 x rainwater tanks:: 17m x 8m shed / stock yards & loading ramp:: 5kw solar system / automatic irrigation system:: Perfectly positioned on the eastern edge of Dubbo - just 3.9 kms to Orana Mall, 3.2 kms to Bunnings, 6.8 kms to Macquarie Street, and only 4.3 kms to Dubbo Base Hospital - 6r Hillside Drive is your perfect opportunity to combine a country lifestyle with city conveniences. From the picturesque verandah, watch your cattle or horses graze on the improved pastures, or get out and ride the boundary of your very own 25 acre lifestyle holding. Relax and entertain friends and family in the beautifully built brick veneer home, offering 4 large bedrooms, multiple indoor and outdoor living spaces, and stunning rural landscape views wherever you look. High 2.7m ceilings create a real feeling of space throughout, with a clever Northerly aspect bathing the home in natural winter sunlight. The home is solar passive in design. Lush lawns, numerous citrus trees, a thoughtful selection of established native and exotic trees, and flourishing lovingly cared for gardens make for a pleasant stroll around the house yard, with an equipped bore and rainwater storage ensuring year-round water security. The arable, open paddocks are vastly improved and suitable for a variety of livestock, with the holding well-fenced and secure. There is a large 17m x 8m shed with a concreted workshop bay and power connected, plus an additional 5.7m x 4m shed with concrete slab and power connected, plus a green house. A single carport adjoins the double garage, equipped with remote-controlled roller door. The love and care instilled by the current vendors at this property is easy to see, making for a very special setting for those looking for a magical place settle and enjoy the country lifestyle. Other noteworthy additions include stock yards and loading ramp, internal fencing to create 4 paddocks, each with access to stock water. A paved outdoor entertaining and BBQ area, automatic irrigation system, and a 5 kilowatt solar panel system complete a superb offering. Attend the upcoming open homes with listing agents Matt Hansen Real Estate, as lifestyle properties like this come along once in a blue moon.

Features:

- Lifestyle property
- Fully equipped bore
- Close to CBD
- Land Size: • approx 25 acres (10.24 hectares)
- Rates: • approx \$2,486.87 pa
- General
- Brick veneer
- New colourbond roof
- Double lock up garage with automatic door
- Single carport
- Large shed (17x8m) with workshop on concrete slab; power connected
- 2nd shed (5.7 x 4m) on concrete slab with power connected
- 2 x pergolas
- Cattle yards and loading ramp
- Citrus fruit trees
- Comforts
- Ducted reverse cycle air conditioning
- 5kw solar panels
- Rheem 400L electric hot water system
- 4 x linen cupboards
- Television aerial
- Rotary clothesline
- Automatic sprinkler system
- Services
- NBN fixed wireless
- Bore water
- 4 x water tanks
- Kitchen (6.6 x 4.2m) • 2.7m ceiling height
- Vinyl flooring
- Laminate benchtops
- Tiled splashback
- Ducted reverse cycle air conditioning
- Chef electric oven
- Chef electric hotplates
- Chef rangehood
- Bosch dishwasher
- Stainless sink
- Pantry
- Dining area
- Telephone point
- Curtains
- Dining (4.8 x 4.4m) • 2.7m ceiling height
- Carpet
- Ducted reverse cycle air conditioning
- Bay windows
- Curtains
- Blinds
- Lounge Room (6.4 x 4.2m) • 2.7m ceiling height
- Carpet
- Ducted reverse cycle air conditioning
- Television point
- Curtains
- Blinds
- Family Room (6.5 x 4.5m) • 2.7m ceiling height
- Carpet
- Ducted reverse cycle air conditioning
- Television point
- Curtains
- Blinds
- Main Bedroom (4.2 x 4.2m) • 2.7m ceiling height
- Carpet
- Ducted reverse cycle air conditioning
- Walk in robe
- Ceiling fan
- Curtains
- Blinds
- Ensuite (3.9 x 2.9m) • Shower
- Toilet
- Vanity
- Heating lights
- Exhaust fan
- Partial wall tiling
- Bedroom 2 (3.4 x 3.2m) • 2.7m ceiling height
- Carpet
- Ducted reverse cycle air conditioning
- Built in robe
- Curtains
- Blinds
- Bedroom 3 (3.3 x 3.3m) • 2.7m ceiling height
- Carpet
- Ducted reverse cycle a/c
- Built in robe
- Ceiling fan
- Curtains
- Blinds
- Bedroom 4 (3.7 x 3.2m) • 2.7m ceiling height
- Carpet
- Ducted reverse cycle a/c
- Built in robe
- Ceiling fan
- Curtains
- Blinds
- Study (3.3 x 3.1m) • 2.7m ceiling height
- Carpet
- Ducted reverse cycle a/c
- Ceiling fan
- Built in desk
- Cupboards
- Bookcase
- Blinds
- Bathroom (3.3 x 2.8m) • Three way bathroom
- Bath
- Separate toilet
- Vanity
- Exhaust fan
- Heating lights
- Partial wall tiling
- Laundry (2.8 x 2m) • Laundry tub
- Automatic taps
- Cupboards
- Tiled

** The enclosed information has been furnished to us by the property's owners. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.**