

**6R Jandra Road, Dubbo, NSW 2830**



**Sold House**

Wednesday, 20 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 1 m2**

**Type: House**



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## Contact agent

An exciting family lifestyle package in Firgrove Estate awaits you and your family. Nestled at the very end of a quiet cul-de-sac is where you will find this quality built, private place of relaxation, set on 1.5 hectares and surrounded by beautiful, picturesque gardens with loads of flowering plants, citrus trees and established shade trees. Built to last and being sold for the very first time, this property offers you and your growing family the very best lifestyle package which is full of surprises and bound to please everyone. At the end of the driveway, you will be greeted by a stylish brick veneer 4 bedroom home, filled with character and charm, including a wraparound verandah, detached studio and double carport plus a detached 3 bay colorbond shed/workshop. The chic country kitchen has been recently refurbished and is perfectly positioned in the heart of the home and comes complete with stylish light grey cabinetry, LED strip lighting under overhead cupboards, 40mm Caesarstone benchtops including an island bench, walk in pantry, quality appliances including an Electrolux Duo double electric oven, Induction cooktop and a dishwasher. Busy families will appreciate the long island bench with seating area which is essential for meal preparation time whilst multi-tasking in helping children with their homework and is also great for serving food when entertaining. The kitchen is open plan to the meals and family room, all of which enjoy tiled flooring with underfloor heating, and featuring large windows that overlooks the picturesque garden setting and not to mention the gorgeous cathedral ceilings, framed by timber and glass bi-folding doors and a fixed glass panel, capturing the natural sunlight and making the space feel spacious, light and welcoming. Enter the formal dining and lounge room from the meals area through stylish bi-folding doors where you will soon picture yourself in the winter months, snuggling up on the lounge and being mesmerised by the cosy open fireplace. All bedrooms are generously sized and have built-in wardrobes and ceiling fans, the main bedroom is privately positioned away from the other bedrooms and presents with a large walk-in-wardrobe and ensuite bathroom as well as access to the covered verandah. The 4th bedroom is currently being used as a study/home office coming complete with a large bench space and underbench cupboards and built-in shelving but could easily be removed so as to use as a bedroom. Families will appreciate the very large 3-way bathroom which includes a single sink vanity with underbench cupboards and drawers, a full-size bathtub, a glass screened shower, separate toilet and quality fixtures and fittings, wall and floor tiles. The laundry provides for good storage cupboards and bench space and includes a built-in stainless-steel tub. Underfloor heating to meals, family and formal dining areas, ducted evaporative cooling throughout, gas point and an open fireplace takes care of all year-round comfort. Completing the homestead is the lovely wrap around verandah providing plenty of places to sit and enjoy the extensive gardens as well as watch and listen to the wonderful birdlife that frequents the garden area. There is also a lovely open pergola, with an established ornamental grape vine growing over the top, that are soon to be picture perfect and which is placed perfectly outside the meals/kitchen area being front and centre to the garden setting. Kids will certainly be excited to explore the character filled gardens and yard as well as the community spaces directly behind. Hobbyists will appreciate the detached studio which could easily be converted into a granny flat and the detached 10m x 6m 3 bay colorbond shed/workshop offers plenty of accommodation for your boat, trailer, ride-on mower and more with enough space left over for some tinkering and the double carport attaching to the studio is great for easy, accessible car accommodation. Car enthusiasts will also appreciate the purpose-built car ramp. There are so many lovingly built extras that will be sure to please such as the huge underground cellar to keep your wine selection cooler in summer and a pizza oven for family pizza night as well as swing set for the kids. Town water, a fully equipped bore and 114,000 litres approx.. of rainwater storage tanks takes care of your water concerns! Kids and pets can roam freely as consideration has been provided with separate fenced areas. Completing this amazing package is automatic watering system to the house yard, 10.6 kW ground mounted photovoltaic solar system which follows the sun and easily draws on moon lit nights. If you are looking for peace and quiet and the wide open spaces away from the city limits, then make the lifestyle choice and join the many "Firgrove" families who are already enjoying large lot living as well as utilising the communities' amenities such as the unique golf course, tennis courts, cricket nets, BBQ area and walkways! Don't miss this opportunity to have your own few acres with town block conveniences and being only minutes from Schools, Blueridge Business Park and Orana Mall. It really doesn't get much better than this, there is something here for all the family. We welcome your call.

- Built approx. 1999
- One owner
- Land size 1.5 ha (3.70 acres) approx.
- House size 353m<sup>2</sup> or 38.2 squares including verandahs but excluding studio/garage
- Wrap around verandah
- 10.6kW ground mounted solar system that follows the sun
- Fully equipped bore
- Town water
- Open plan living
- High ceilings throughout
- 2 separate living areas
- Chic country kitchen recently refurbished and features stylish cabinetry, quality appliances and Caesarstone benchtops
- All bedrooms are spacious, main bedroom has walk-in-wardrobe and ensuite bathroom
- 4th bedroom

currently utilised as study/home office•❑Underfloor heating, ducted evaporative cooling, gas point and open fireplace•❑Spacious 3-way bathroom and good size laundry •❑Plenty of storage cupboards•❑145,000 litres approx.. rainwater storage tanks•❑Detached 3 bay (10m x 6m approx..) shed/workshop with shelves and workbench •❑Detached studio which could easily be converted to a granny flat with attached double carport •❑Wrap around verandah and open pergolas, plenty of sitting areas•❑Car ramp/loading ramp, underground cellar, pizza oven and picnic area•❑Yard fenced to allow pets and kids to roam free separately •❑Beautiful established lawns and gardens which is easily maintained with the automatic watering system plus plenty of citrus trees and established shade trees•❑Vege gardens•❑Chook yard•❑Daily school bus run•❑Plenty of car accommodation•❑Only minutes from Schools, Blueridge Business Park and Orana Mall•❑Council rates \$2,187.43 pa approx.❑Neighbourhood levies \$150.15 pa approx..DISCLAIMER: The information contained herein has been provided to us by the Vendors and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information provided.