

8 Alexandrina Avenue, Dubbo, NSW 2830



House For Sale

Wednesday, 12 June 2024

8 Alexandrina Avenue, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 697 m2

Type: House



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Price Guide: \$645,000-\$685,000

Here is your opportunity to purchase a fresh, modern and quality built home or investment property without the wait of building it yourself! This home will accommodate your family with space and functionality whilst being conveniently positioned close to primary and senior Schools, Orana Mall shopping centre, Childcare Centres, sporting fields, parklands, Medical Centres, Dubbo's CBD and Blueridge Business Park. Offering an adaptable floor plan where you can choose to have two living rooms and 3 bedrooms or 1 living room and 4 good sized bedrooms where all bedrooms are generous in size and the main bedroom includes a large walk-in wardrobe and ensuite bathroom. Enjoy north facing living areas, and open plan living with the kitchen and meals and family rooms, creating the ultimate family entertainer. The modern kitchen comes complete with Caesarstone benchtops including a large breakfast bar, good kitchen storage and quality appliances. Families will appreciate the 3-way bathroom, which incorporates a twin sink vanity with under bench cupboards and drawers, a separate toilet, full-size bath and large shower and the spacious laundry has good storage and bench space as well as a built-in stainless-steel tub. Heating and cooling have been considered with ducted and zoned reverse cycle air conditioning, ceiling fans and a gas point and the 5 kW solar system will help with your energy costings. Outside you can sit and relax in the private alfresco area overlooking a low maintenance lawns and gardens and large feature sandstone retaining wall. There is also side access and a garden shed to house your garden tools. This home is an amazing fit for a young family or first home buyer looking to get a head start on home ownership or to investors wanting a no fuss, low maintenance property to add to their portfolio. Come and join the many families who call Southlakes their home and enjoy the extensive walkways around the ever-growing lakes! Genuine sale as owners are relocating. Don't let this one get away contact the team at Redden Family Real Estate for details on upcoming open homes!

- Quality built by Cloud 9 Building in 2016
- House size 206.22 m2 or 22 squares
- 5 kW solar system
- Gas hot water unit (natural gas connection)
- Versatile floor plan with north facing living areas
- Spacious bedrooms, main bedroom has large walk-in wardrobe and ensuite bathroom
- 4th bedroom could easily be utilised as second living room
- Open plan kitchen, meals and family
- Modern and spacious 3-way bathroom
- Large size laundry with good storage and bench space
- Internal and external access to garage
- Large under-roof alfresco area
- Spacious backyard with side access
- Low maintenance lawns and gardens
- Automatic watering system
- Close to Orana Mall, Child Care Centres, schools, sporting fields, parklands, medical centres, Dubbo CBD and Blueridge Business Park.
- Council rates: \$3,005.73 p.a.

DISCLAIMER: 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.