

9L Lonsdale Road, Dubbo, NSW 2830

Sold Acreage

Saturday, 2 September 2023

9L Lonsdale Road, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: Acreage



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:: • Approx. 30 acre lifestyle holding :: • Sound stock proof fencing / sheep yards :: • Two-bedroom trailable home INCLUDED :: • 14.7m x 6.2m shed + garden sheds :: • 3 x dams PLUS windmill and well :: • Picturesque rural views :: If you are looking for an established lifestyle acreage property just a short drive from the heart of the city, then 9L Lonsdale Road could be the one you've been looking for, AND its just 13 minutes or 12.3 kilometres from the Dubbo CBD. At approx. 30 acres in size, water security is a notable feature, with the property serviced by a well and windmill, three dams, as well as approximately 97,000 litres of rainwater storage. Inside, you will not be disappointed with the modern and fresh decor, including stylishly renovated bathrooms, plus an additional sunroom style lounge and dining area which is bathed in warm northern sunshine. The outdoor entertaining and BBQ area is absolutely huge, with views across the gently undulating paddocks and picturesque valley which the new owners will enjoy over morning coffee, or a BBQ with family and friends. The property is divided into a house yard, along with four paddocks with additional lambing and creek paddocks. Laneways have been installed for easy livestock management, along with sheepyards, chicken coop, and raised vegetable gardens. A trailable 2-bedroom home is ALSO included in the sale, making for fantastic guest accommodation, a teenage retreat, a home office, or studio! Horse owners, hobby farmers, animal breeders and country lifestyle lovers are all invited to come and take a peek at this immaculate yet obtainable property, that puts you just minutes from the city centre. Don't delay- call the friendly team at Matt Hansen Real Estate Dubbo. Attend our upcoming open homes to avoid disappointment. Features: • Lifestyle property • Water security • Close to CBD Land Size: • approx 30.39 acres Rates: • approx \$1,741.56 pa General • Brick veneer • Colourbond roof • Double lock up garage (9 x 6.8m) with auto doors • Double carport • Garden shed (2 x 2m) • Large shed (14.7 x 6.2m) on concrete slab • 15 amp power to shed • Whirly birds on house and shed • Garden shed (1.8 x 0.8m) • 2 x water tanks (97,000L) • 3 x dams • Windmill and well • Water troughs • Established gardens • Fruit trees • Raised vegetable garden • Chicken coop • Sheepyards • Fenced stock laneway • Property divided into house yard, lambing yard, 4 paddocks and creek fenced separately • Relocatable home connected to power, LPG and septic Comforts • 2 x split system air conditioners • Wood heater • Ceiling fans • Goodwe Inverter 10kw solar panels • Rheem electric hot water system • Television aerial • Wall clothesline • Sprinkler system Services • NBN fixed wireless • Septic • Mail • Bus stop Kitchen (3.3 x 3m) • Vinyl plank flooring • Laminate benchtops • Tiled splashback • Smeg electric oven • Beko electric hot plates • Rangehood • Miele dishwasher • Stainless steel sink • Pantry • Blinds Dining (3 x 3m) • Vinyl plank flooring • Coonara wood fire • Blinds Lounge Room (4.8 x 3.6m) • Vinyl plank flooring • Mitsubishi split system reversecycle air conditioner • Television point • Blinds Family Room / Sun Room (6.1 x 5.8m) • Vinyl plank flooring • Blinds Main Bedroom (4 x 3m) • Carpet • Built in robe • Ceiling fan • Television point • Ensuite • Shower • Toilet • Vanity • Heating lights • Exhaust fan • Wall tiling to ceiling Bedroom 2 (3.3 x 2.8m) • Carpet • Built in robe • Ceiling fan • Blinds Bedroom 3 (4 x 3.3m) • Carpet • Panasonic split system reverse cycle air conditioner • Built in robe • Ceiling fan • Television point Bedroom 4 (3.3 x 2.9m) • Carpet • Triple door wardrobe included • Ceiling fan • Blinds Bathroom (2.4 x 1.8m) • Shower • Spa bath • Separate toilet • Vanity • Exhaust fan • Heating lights • Wall tiling to ceiling Laundry (2.4 x 1.1m) • (in Garage) • 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.