

15L Debeaufort Drive, Dubbo, NSW, 2830



Acreage Semi-rural For Sale

Monday, 28 October 2024

15L Debeaufort Drive, Dubbo, NSW, 2830

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: Acreage Semi-rural



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30 Acres At Richmond Estate!

If you are looking to escape the city limits to enjoy the peace and quiet and have been longing for a farmlet close to town, then we have found a unique lifestyle package for you. Nestled in the popular "Richmond Estate" and privately set on 12.44 hectares or 30 acres where you will be connected to town water, yes that is right you will have 30 acres that has a town water connection!!!! Featuring a very spacious homestead amongst established iron bark, black pine and gum trees, complemented by established lawns and gardens in the house yard, plus a sparkling inground pool.

Kitchen: The perfectly positioned and spacious open plan country kitchen comes with plenty of cupboard and bench space including a breakfast bar which is perfect for casual dining and meal preparation or serving when entertaining plus there is a walk-in pantry. Enjoy laminate benchtops and stylish charcoal cabinetry plus quality kitchen appliances including a new Bosch gas cooktop, Smeg double ovens and Bosch dishwasher. The eat-in kitchen is open plan to the generously sized dining and family rooms and looks out over the picturesque gardens and inground pool.

Living Areas: There is an abundance of formal and informal living areas available including the cosy lounge room which is nestled at the front of the home and the generously sized, north facing family room which is encompassed by a huge 3 bay window ensuring it captures all the lovely natural sunlight but also providing a peaceful and picturesque outlook over the established garden, sparkling inground pool and nature's bushland.

Bedrooms: All bedrooms are generous in size and are separate from the living areas. The main bedroom enjoys direct access to the alfresco area and features a large walk-in wardrobe filled with hanging space and shelves and a good size ensuite bathroom which includes a large glass screened shower, single sink vanity and quality fixtures and fittings. All remaining four bedrooms are generous in size and include built-in wardrobes, ducted evaporative cooling and ceiling fans. There is a spacious home office space nestled at the front which could quite easily be utilised as a guest bedroom or extra living space if desired.

Main bathroom: The main bathroom has been beautifully maintained and is nestled amongst the bedrooms. It includes a full-size bathtub, large glass screened shower and a stylish single sink vanity.

Laundry: Provides a free-standing tub, laminate bench with under bench shelving and a pull-out clothes airer. There is also a 3rd toilet, access to the garage and external access which includes a security screen door.

Comforts: Enjoy a variety of heating and cooling options including ducted evaporative cooling, gas points, ceiling fans and a gas log fire in the family room. In addition, there is gas hot water and 1.5 kW of solar.

Outdoors: Stepping outside, you will soon discover the huge undercover alfresco area at the back of the home making outdoor entertaining an absolute pleasure. It certainly is the perfect spot to sit and soak up the northern sun or listen to the symphony of birdlife that frolic in the trees and gardens. The large under cover front patio is also a great spot to sit and read a book or enjoy the morning cup of coffee or tea whilst looking out over the picturesque gardens and established trees. Families will also appreciate the 10m sparkling inground swimming pool in those hot summer months.

Car Accommodation: Attached to the main homestead is a double lock up garage which has internal access via the laundry.

Wide Open Spaces: Kids and adults alike will enjoy exploring the expanding acres where wildlife is in abundance and there is plenty of room for those looking to engage in your outdoor interest such as bird watching, nature exploring, riding bikes, or running a few head of stock. Bigger kids can also wander up to the middle of the block to explore their very own peace and quiet away from the adults in their very own extra-large bush shack/cubby house.

This home is being sold for the very first time and was built with a solar passive orientation to maximise the lovely northern sun in the kitchen and living areas. If you are looking for that spacious home amongst the gum trees with just that bit extra land holding to enjoy whilst having the convenient of town services and amenities, then this home is for you. It will certainly be sure to please both young and old, so get in touch today and arrange your viewing of this wonderful lifestyle package that is here waiting for you and your family to move in and enjoy. Contact Michael Redden at Redden Family Real Estate for a detailed Information Brochure or arrange your private inspection!

- 12.44 hectares or 30 acres
- An easy 10km drive from town
- Well maintained home that has been built to last and has only had one owner
- House built by Masterton Homes in 2001
- New carpet floor coverings and roof and freshly painted inside as well as new gas cooktop and dishwasher

- Town water as well as 3 x 5,000 gallon rainwater storage tanks
- Open plan eat-in kitchen, family and dining
- Stylish country kitchen with laminate benchtops, breakfast bar, quality appliances including a dishwasher
- Two separate living rooms
- 4 spacious bedrooms, the main bedroom comes complete with walk-in wardrobe and ensuite bathroom
- Spacious main bathroom
- Good size laundry with external access and access to the garage as well as a 3rd toilet
- Formal and informal living areas
- Double lock up garage with roller doors
- Huge 17m x 4m approx.. under cover alfresco
- 10m inground swimming pool
- Ducted evaporative cooling throughout (new motor), gas points, ceiling fans and a gas fireplace in family room
- 1.5 kW solar system (8 panels) plus gas hot water service
- Bioseptic system
- Abundance of established trees, flowering native shrubs and low maintenance gardens
- Sound boundary fence
- School bus daily
- Council rates \$3,272.50 per annum approx..

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.