

**28R Debeaufort Drive, Dubbo, NSW, 2830**



**Acreage Semi-rural For Sale**

Wednesday, 11 September 2024

28R Debeaufort Drive, Dubbo, NSW, 2830

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Type: Acreage Semi-rural**



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## **Nature Lovers Retreat!**

If you are looking to escape the city limits to enjoy the peace and quiet and love the wide open spaces and all that comes with it, then make the lifestyle choice and join the many "Richmond Estate" families who are already enjoying large lot living! Settled on 1.5 hectares and fenced into 2 paddocks plus the house yard and tucked away behind a canopy of mature trees that have stood the test of time and creating a natural fortress whilst offering a sense of privacy and serenity. The established trees filters sunlight and casts dappled shadows around the yard, while the gentle rustle of leaves in the breeze provides a soothing soundtrack to this peaceful nature retreat. Amongst the best of nature, you will find a very spacious and well-designed family residence offering you and your growing family the ultimate lifestyle package.

### **KITCHEN:**

The perfectly positioned and spacious full timber 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 pantry and quality Westinghouse appliances including a gas cooktop and dishwasher. The kitchen is open plan to the generously sized meals and family rooms and looks out over the picturesque gardens.

### **LIVING AREAS:**

There is an abundance of formal and informal living areas available at this property including the lounge room which is nestled at the front of the home and is filled with warm romanticism in its finishes with velvet curtains and valances, french glass doors leading out the family room and bi-folding doors to the front entrance. The open plan meals and family room is conveniently positioned beside the kitchen and is surrounded by large windows ensuring it captures all of the lovely natural sunlight but also providing a peaceful outlook over the picturesque gardens. There is also a separate formal dining room for those special formal dining occasions or alternatively would make for a great sunlit sitting room to sit and read your favourite book.

### **BEDROOMS:**

All five bedrooms are generous in size and are separate from the living areas. The main bedroom features a large walk-in wardrobe filled with hanging space, shelves and drawers and a classic and elegant ensuite bathroom coupled with a corner spa bath, perfect to sit and unwind after a hard day's work, a single sink vanity, glass-screened shower and private set toilet. Finishing the ensuite is quality tapware and fittings and the classic black and white themed tiled floors and partial wall tiling with feature tiles. All remaining four bedrooms are generous in size and include built-in wardrobes and ducted reverse cycle air conditioning.

### **MAIN BATHROOM:**

The main bathroom is 3-way and has been beautifully maintained and includes a full-size bathtub, large single sink vanity and glass screened shower and separate toilet. It too oozes in charm with the classic black and white themed tiled floors and partial wall tiling with feature tiles.

### **LAUNDRY:**

The spacious laundry includes a free standing stainless steel tub, broom cupboard, classic black and white tiling and external access with a screen door and provides access to what one can only describe as a cat's paradise with a fully enclosed cat play area including a walk-way to explore nature without interfering with the birdlife.

### **COMFORTS:**

All year-round comfort has been considered by a push of a button with the near new ducted and zoned reverse cycle air conditioning. There is also a near new solar hot water service as well as 28 kW solar system which is sure to help with your energy costings.

### **OUTDOOR LIVING:**

There are plenty of undercover and open sitting areas to look out over the character filled and picturesque gardens and established trees. Outdoor entertaining will be a breeze in the huge under cover pergola area which is accessible from both the meals and formal dining rooms. This area is also screened as an extra area for your cats to enjoy outside play or to keep young children from venturing out into the backyard unsupervised.

### **GARDEN AREAS:**

Kids and adults alike will enjoy wandering through the extensive low maintenance garden oasis where you will find cluster of established trees, flowering native shrubs and cottage gardens by the winding paths and walkways. Here you will also find stately olive trees stand as silent sentinels, their silvery leaves shimmering in the sunlight, while nearby citrus trees

fill the air with the sweet fragrance of their blossoms. You will certainly enjoy the symphony of birdlife that frolic in the leafy trees and flowering shrubs or watch the magical sunsets and the twinkling of stars in the evening which we are so fortunate to experience in the bush. For the pony club families, the back paddock has good stock proof fencing which would happily house a horse.

#### CAR ACCOMMODATION & SHEDDING:

The driveway leads to a double carport and massive 16m x 8m colourbond shed which will excite the hobbyists or those that like to tinker. The shed comes complete with power and a workshop as well as 4 roller doors, two of which have auto doors and there is 1 roller door at the back of the shed providing access to the back yard.

It really doesn't get much better than this with all the creature comforts you would like plus the convenient of town services and amenities, whilst being set in a tranquil setting. This home will certainly be sure to please both young and old, so get in touch, your ultimate lifestyle package 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!

- 1.5 hectares which is fenced into two (2) paddocks plus a generous house yard. The back paddock is perfect for a horse.
- Town water as well as 44 litre rainwater storage tank
- Well maintained home that has been built to last
- Open plan kitchen, family and meals
- Full timber kitchen with laminate benchtops, breakfast bar, quality appliances including a dishwasher
- Separate formal dining room
- Two separate living rooms
- 5 spacious bedrooms, the main bedroom comes complete with walk-in wardrobe and full ensuite bathroom including a spa bath
- Large 3-way main bathroom
- Spacious laundry
- Formal and informal living areas
- Double carport
- Huge 16m x 8m approx.. colourbond shed/workshop with 4 roller doors (2 have auto doors)
- Ducted reverse cycle and zoned air conditioning throughout (new system installed December 2023)
- 28 kW solar system (just 1 year old) and new solar hot water
- Abundance of established trees, flowering native shrubs and low maintenance gardens
- Fenced into 2 paddocks plus generous house yard. Back paddock has stock proof fencing and would be fit to keep a horse
- Good boundary fence
- Huge undercover pergola area
- Plenty of cat enclosures that would make the fussiest of cats happy
- School bus daily
- Council rates \$2,337.00 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.