

1 Windemere Avenue, Dubbo, NSW 2830



House For Sale

Friday, 5 July 2024

1 Windemere Avenue, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4003 m2

Type: House



Michael Redden

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Price Guide: \$895,000-\$945,000

Nestled on the corner of Windemere and Colony Crescent in a peaceful location in Sheraton Meadows estate, lies a great opportunity for the growing family to own a wonderful homestead set on a massive 4,003 m² block of land. Once inside, you will be pleasantly surprised by the size and space that is on offer, not to mention the plush new carpet and fresh paint throughout. Featuring 4 generously sized bedrooms, all with built-in wardrobes and ceiling fans, the main bedroom benefitting from a large walk-through wardrobe and an ensuite bathroom. Enjoy a spacious kitchen with a servery, plenty of storage and electric appliances including a dishwasher, which is open plan to a combined family and meals area that contains a warm and cosy wood heater, perfect for these cold winter months. If you love to have people around for formal get togethers, then you will certainly appreciate the extra-large formal lounge room and adjoining dining room, both of which are north facing. Families will also be pleasantly surprised to discover the huge sunlit rumpus room with easy care tiled floor coverings, large north facing windows and generous built-in bookshelves, which would be the perfect space for hobbyists or a games room as it could easily fit a full-size billiard table. This space also has access to the huge undercover back patio making it a great extra space for year-round entertaining. The spacious 3-way main bathroom, whilst in original condition, has been well maintained, and will be sure to assist the larger families particularly with those busy morning rushes in getting ready for work and school. The laundry is of good size, with external access and an abundance of storage shelving. All year-round comfort has been taken care of with the ducted evaporative cooling, wood heater and split system air conditioners. Step outside to the huge undercover and paved back patio which overlooks the spacious backyard filled with lovely established shade trees, including some new fresh landscaping. It offers the perfect sitting spot to listen to the birds and watch them bounce around the garden space. The horseshoe driveway is certainly a real treat for larger families with adult children and convenient for delivery drivers. There is still room for you to unlock its potential by adding your own personal touches, so why not treat yourself, and come and explore the relaxed setting and plenty of space offered at No. 1 Windemere Avenue. Don't miss out - inspections can be arranged at any time convenient for you so contact the friendly team at Redden Family Real Estate to arrange yours.

- Huge 4,003 m² block of land
- Built in approx.. 1983
- Freshly painted and new carpets throughout plus new landscaped gardens
- 4 spacious bedrooms all with built-in-wardrobes and ceiling fans, walk through wardrobe and ensuite bathroom to the main
- Three generously sized living areas including a formal north facing lounge room and dining room, open plan meals and family room off the kitchen and a huge sunken rumpus room
- Open plan kitchen and meals/family rooms
- Well-appointed kitchen with electric appliances, dishwasher, servery and ample storage
- Spacious 3-way bathroom in original condition
- Large laundry with external access and good storage shelving
- Ducted evaporative cooling, wood heater, ceiling fans and reverse cycle split system air conditioning
- Electric hot water service
- Huge 19m x 4m approx.. undercover pergola area which overlooks fresh gardens and established trees
- Double lock-up garage with auto door to one door
- Side access
- Quality estate known for its privacy and relaxed setting and space
- Handy to Orana Mall, Schools and Blue Ridge Business Park
- Council rates \$3,715.84 p.a.

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.