

**13 Yuille Court, Dubbo, NSW, 2830**



**House For Sale**

Monday, 14 October 2024

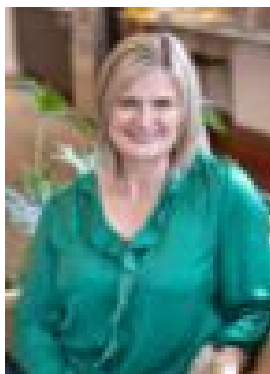
**13 Yuille Court, Dubbo, NSW, 2830**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Karen Chant

0448191167

## **Simplicity of Style, Space & Elegance - Stroll to Golf Club**

Discover a home where timeless elegance meets modern convenience, nestled in a quiet location within a coveted golf course neighbourhood.

Renovated to perfection, this Cape Cod residence offers an exceptional lifestyle with light-filled living spaces and versatile room configurations, including a ground-floor master suite and upstairs king sized bedroom that could easily double as a second living area if required.

Enjoy tranquil mornings on the covered verandah, overlooking lush, private gardens, or wander to the Golf Club for an afternoon drink or dinner and watch the world go by on the serene fairways.

With seamless indoor-outdoor flow and thoughtful details throughout, this home is designed for those who appreciate both style and comfort.

Just moments from the golf course, parks, walking tracks, a choice of restaurants and more, this is an extraordinary lifestyle opportunity.

### **FEATURES:**

- 4 bedrooms in total, ground floor master suite with cabinetry and modern ensuite
- 3 additional upstairs king sized bedrooms all with walk-in storage & balconies
- Versatile middle upstairs bedroom offers the option of being used as extra living
- Bright & airy living & dining areas seamlessly flowing to a covered alfresco setting
- Designer kitchen with hidden walk in pantry, double oven and induction cooktop
- 40mm CaesarStone benchtops, ducted rangehood, dishwasher, soft close cabinetry
- Home office with built-in cabinetry and split system reverse cycle air conditioning
- Centrally located renovated laundry with stone benches & fabulous storage
- Security camera system; plantation shutters; stepped cornices; leafy views throughout
- Refined living with an emphasis on natural light, highlighted by full length windows
- 2 x ducted reverse cycle air con units; auto watering system to lawns & gardens
- Expansive covered entertaining for year round enjoyment and relaxation
- Oversized drive thru double garage with auto door, workshop area, storage room
- Extensive renovation completed including new plumbing, wiring & flooring throughout
- Child & pet friendly level lawns and multiple private alfresco areas for relaxation
- Just steps to Dubbo golf course, restaurants, parklands and scenic walking tracks
- Easy access to Deloy Park shopping centre, medical centres, gym, post office & CBD

Inspections are available on Tuesdays and Thursdays by appointment. Other days can be accommodated with at least 24 hours notice.

### **FAST FACTS:**

Built: 1972

Renovated: 2014 to 2020

Block size: 895 sq m approx.

Zoning: R2 Low Density Residential

Council rates: \$3,280 pa approx plus user pays water

Selling agent: Karen Chant - 0448 191167

Click on the virtual tour link for a 3D 360 degree virtual inspection or contact the selling agent, Karen Chant on 0448 191167, for further details including inspection times.

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