

# 7 Waterfall Crescent, Dubbo, NSW 2830



## House For Sale

Sunday, 31 December 2023

7 Waterfall Crescent, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 618 m2

Type: House



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## Asking: \$670,000

If you are looking for a quality-built, modern and affordable spacious home that is situated in a quiet family friendly cul-de-sac in "Southlakes Estate", then No. 7 Waterfall Crescent should be at the top of your list. Surrounded by high-end homes, and offering a very functional floor plan with light filled living areas, and an abundance of storage cupboards, this home will be popular with many. You will love the low maintenance and stylish large, tiled floors to the entrance, hallways and living areas and the abundance of windows throughout, allowing loads of natural sunlight to enter the living areas. Boasting 3 generously sized bedrooms, all located away from living areas and having built-in wardrobes and ceiling fans, the main bedroom benefitting from a walk-in-wardrobe and an ensuite bathroom containing a floating vanity and complimented by stylish tiles and quality fixtures and fittings. The kitchen is centrally appointed and designed for today's needs by delivering ample storage including a walk-in-pantry, a large island bench making it easy for casual dining, meal preparation or a servery when entertaining plus quality appliances which includes a dishwasher and also featuring soft close drawers. The kitchen is open plan to a roomy meals and living room which includes a study nook and boasts an plenty of windows and a large glass sliding door leading out to the undercover back patio, perfect for bringing outdoor entertaining indoors. The main bathroom comes complete with a walk-in wardrobe and spacious ensuite bathroom featuring a floating vanity, complimented by neutral tiles and quality fixtures and fittings. The laundry has a built-in tub, bench space, under bench cupboards, a linen cupboard as well as external access. All year-round comfort has also been sorted with the ducted and zoned reverse cycle air conditioning and a gas hot water service. There is also a 5.32 kW solar system which is sure to help with your energy costings. Outdoor entertaining will be a pleasure in the private, under-roof back patio which overlooks the spacious low maintenance backyard assisted by a computerised watering system that is also easily accessible through the side access gates. Come and join the many families who call Southlakes their home and enjoy the extensive walkways around the ever-growing lakes! Also being conveniently located close to Orana Mall, Schools, sporting ovals, Medical Centres, Childcare Centres and Blue Ridge Estate. Make contact with our friendly team today to obtain a detailed Information Brochure or to get details of upcoming open homes.

- Quality built by a local builder in 2017
- House size 21.43 squares
- Main bedroom has walk-in-wardrobe and large ensuite bathroom
- All bedrooms are of good size and have built-in wardrobes and ceiling fans
- Modern kitchen with quality appliances including a dishwasher, good kitchen storage cupboards and bench space including an island bench plus there is a walk-in-pantry
- Study nook beside the kitchen
- Light filled open plan kitchen, meals and living room
- Modern bathroom comes complete with full-size bathtub, floating vanity, shower and separate toilet
- Modern laundry with built-in tub, bench space, under bench cupboards and a linen cupboard as well as external access
- Plenty of storage cupboards including walk-in-linen plus linen cupboard in laundry
- Private under-roof back patio overlooking low maintenance back yard
- Double garage with auto door and internal and external access
- Large stylish tiled floors to entrance, hallways, kitchen, dining and living areas
- Ducted reverse cycle and zoned air conditioning
- Gas hot water system and cooktop
- 5.32 kW solar system
- NBN to premises connectivity
- Garden shed
- Spacious backyard
- Side access to backyard
- Computerised watering system to front and backyards
- Lovely lake walkways are at the end of the cul-se-sac
- Located within very close proximity to Orana Mall shopping centre, primary and secondary Schools, sporting ovals, parklands, Medical Centres, Childcare Centres and Blue Ridge Estate
- Council rates - \$2,918.53 p.a. approx.

DISCLAIMER: 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.