

33R Panai Avenue, Dubbo, NSW, 2830

Raine&Horne.

Rural For Sale

Thursday, 26 September 2024

33R Panai Avenue, Dubbo, NSW, 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



Simon Scoles
0268821755



Stuart Rae
0268821755

Experience the Ultimate Rural Lifestyle

Welcome to Millbrae, a thoughtfully designed rural retreat built with longevity in mind. From the moment you arrive, it's clear this property was created to be a forever home.

The Home:

This spacious, modern 4-bedroom brick veneer residence is perfect for family living. Stay comfortable year-round with zoned ducted reverse cycle air conditioning and a cozy wood fire. The landscaped gardens are serviced by an underground sprinkler system, ensuring lush surroundings with ease. For those who love outdoor living, the wraparound verandah, covered patio, and fully fenced tennis court offer endless opportunities for entertaining and relaxation. An oversized double carport on the western side provides convenient access to the home.

Shedding:

With two expansive machinery sheds, this property caters to all your storage and workshop needs.

Shed 1: 24m x 9m x 4.2m high with a fully enclosed 12m x 9m workshop area, concrete flooring, power, and lighting.

Shed 2: 18m x 9m x 4.2m high, offering two open bays.

Water

Water security is paramount, with 3 rainwater tanks providing a combined 140,000L of storage. There's also a solar-equipped bore, a non-equipped bore, and two dams-one of which has been stocked with Silver Perch since 2011. Water is pumped from the dam to an elevated 1,500L poly tank, which supplies the house, sheds, and 4 troughs.

Infrastructure & Land Details:

The steel sheep and cattle yards are of exceptional quality. The sheep yards include a drafting race and loading ramp, while the cattle yards boast a covered crush and loading ramp. The property is divided into 7 well-maintained paddocks and has had a history of pasture improvement.

Whether you're a family seeking space for horses and bikes, or a retired farmer looking to downsize without sacrificing rural living, Millbrae offers something for everyone. A rare opportunity to secure a top-quality rural lifestyle property.

Contact us today to arrange your inspection.