



17R Kurrajong Drive, DUBBO, NSW 2830

Standout lifestyle block with impressive homestead.

15.67 hectares, 38.72 acres

Step inside this once in a lifetime opportunity on Dubbo's doorstep. An immaculate 7 bedroom homestead complete with acreage, inground pool, infrastructure and established garden.

First impressions do not disappoint; manicured lawns bank a gravel driveway lined with established pear trees to the front door where you are greeted with a large front verandah.

Stepping indoors we have two wings joined by a centre kitchen and living complete with polished timber floorboards, let's take a look at the northern end of the homestead.

The Northern end of the home has 3m ceilings, the master bedroom, bed 2, living, study and laundry. The master bedroom is carpeted, spacious, filled with light, has a walk in robe and ensuite. Bed 2, alike the others has built in wardrobes. The living room holds classic charm with ornate cornice, ceiling rose, reverse cycle split system and wood fireplace. The study is a large room which could offer many uses. Lastly, we have

TYPE: For Sale

INTERNET ID: 300P188495

SALE DETAILS

**\$1,650,000 -
\$1,800,000**

CONTACT DETAILS

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a tidy laundry. Modern, sleek, overhead storage, toilet, plenty of bench space and enough room for both an under-bench washer & dryer.

On our walk through to the Southern end we pass through the kitchen, with enough stone bench space to prepare Christmas lunch for the extended family and their friends. Beautiful 'Farmers Collection Furniture' cabinetry, dishwasher, wall oven, electric cooktop and pop up power points in the stone benchtop.

Moving through to the open living dining, with space for a table, TV and Lounge. The views cover both front and back, looking over the gardens, pool and paddocks. The living space has a 4 door linen cupboard, a wood fireplace and reverse cycle split system.

The Southern end of the homestead has 5 bedrooms all with built ins, 2.45m ceilings, continuous timber floorboards, a bedroom with an ensuite, bathroom with bath, shower, double vanity and separate toilet.

The rear verandah spans the width of the house, it is where the family enjoys a game of pool, BBQ and a swim in the 9.5m inground saltwater swimming pool with Bali hut.

It does not end there.

17R Kurrajong Drive is equipped with the Bencubbin #2 water scheme and also has its own personal bore running at 1.5 Litres per second. This bore pumps to a 22,500L tank and can be used throughout the home. Otherwise, the 110,000L rainwater tank can be used.

The shed is power equipped, has 2x roller doors and 2x skillions.

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Features:

- 7 Bedrooms, 2 with ensuites, built in wardrobes, 4 toilets in total
- Polished timber floorboards
- 3m ceilings to Northern end of homestead
- 2x ducted evaporative Air conditioners
- 2x reverse cycle split systems
- 2x wood fireplaces
- Shutters to windows
- 'Farmers Collection Furniture' kitchen with stone benchtops
- 13.2 kw Solar system
- 9.5m saltwater pool with Bali hut
- Established garden with irrigation
- Bencubbin #2 water scheme
- Electric equipped bore, 1.5 Litres per second with 22,500L bore tank

- 110,000L Rainwater tank
- 3x concrete troughs & 1x poly
- Fenced into 4 paddocks plus house yard
- 3 bay stables, 1 with day yard and feed/tack storage
- Shed:
 - 12m x 8m enclosed, concrete floor
 - 12m x 6m skillion, concrete floor
 - 12m x 6m skillion, crushed granite floor
- Land Area 15.67 hectares
- Bedrooms: 7
- Bathrooms: 3

HOMESTEAD

Bedrooms	7
Bathrooms	3







