



“Wansey View”, 6L Wansey Rd, Dubbo

The Ultimate Lifestyle Choice!

\$995,000-\$1,030,000



“Wansey View” is a 25 acre holding situated at the end of a quiet cul-de-sac in an elevated position, offering breath taking views of the Herveys Range during the day and spectacular sunsets of an evening. The openness and space are felt from the moment you enter the front door. The west wing comprises a generously sized guest suite with ensuite and walk in robe that could easily cater for a whole family, 3 good sized bedrooms all with built-in robes and a study that could also be utilised as a bedroom, all having lovely rural views. The large 3-way bathroom and spacious laundry completes this side. The kitchen is in the centre of the home and has an appliance cupboard, breakfast bar, plenty of bench space and an adjoining dining room. You will love the octagonal loungeroom framed with plenty of windows, elegantly dressed by valances, and French timber doors that lead out to the verandah, making for a perfect room to relax and take in the views. The comfortable family room is fully tiled and includes a wood fire, split system air conditioning and access to the massive 27m x 4m pergola area. The master bedroom is situated on the east wing and has its own sitting area, generous ensuite, walk in robe and enjoys lovely rural views. Entertaining will be an absolute pleasure from the fully equipped entertainment area which overlooks the inground pool and horse enthusiasts will love the outstanding horse facilities and the list goes on!

PROPERTY OVERVIEW

Land Size: approx 10.13 ha or 25 acres

Council Rates: approx \$1,879.22pa **LLS Rates:** approx \$128.00pa

IMPROVEMENTS

- 80 square (approx.) homestead
- Brick double garage (6.6m x 6.0m)
- Colourbond double garage (12m x 6m)
- 3 bay Machinery shed (9m x 7m)
- Single colourbond garage (6m x 4.5m) used for tool shed
- Steel round yard
- Steel exercise yard/dressage arena
- Colourbond stables with water troughs (x 2) including tack shed, wash bay and holding yard
- Internal and boundary fencing in good condition (some electric)
- 116,500 litres (approx.) rainwater storage tank(s)
- Water available to all paddocks

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Location

"Wansey View" is located at the end of the cul-de-sac approx. 8km east of town. To get there you travel an easy drive along Myall Street which then joins onto Whitewood Road out past Richmond Estate turnoff (approx. 5km), then take a left down Thornwood Road and Wansey Road is approx. 1.7km on your left.

Title & Statutory Charges

- 13.10 ha* or 25acres*
- Lot 101 DP825240
- Dubbo Regional Council rates - \$1,879.22pa*
- LLS: Central West - \$118.00pa*



Country

The country at "Wansey View" is mostly cleared with some timbered area at the front of the block.

Timber

The timbered area is predominantly gum and pine offering plenty of shade for stock. The house yard also boasts established trees, shrubs and fruit trees.

Water

The property has 1 very large size dam and approximately 116,500 litres of rainwater tank(s) storage. All paddocks have troughs that are watered from the dam.

FENCING

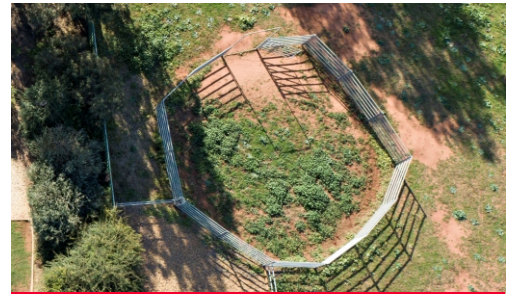
The holding is divided into 5 paddocks with all boundary and internal fences all in good condition. Some are electrified.





AERIAL VIEW

**LOCATION
MAP**



STEEL ROUND YARD

"Wansey View" 6L Wansey Rd
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FOR SALE



MACHINERY SHED

HORSE STABLES & TACK SHED



TOOL SHED



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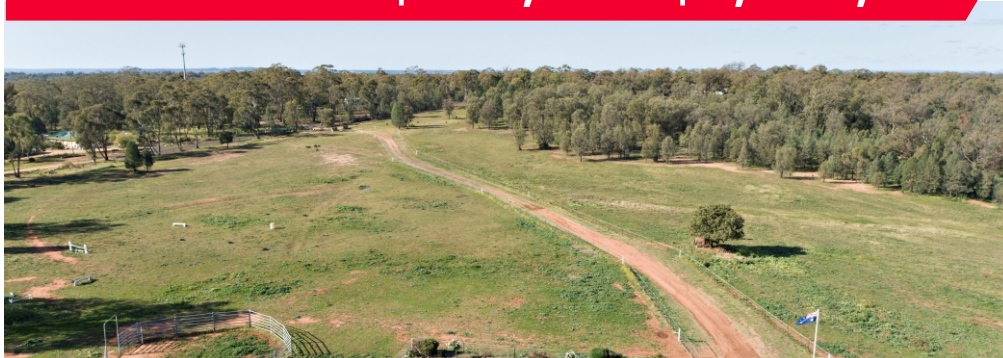
STEEL EXERCISE YARD/DRESSAGE ARENA



ALL WEATHER ROAD

"Wansey View" 6L Wansey Rd
PRICE GUIDE: \$995,000-\$1,030,000

FOR SALE



HORSE PARADISE PLUS OUTSTANDING FACILITIES



QUALITY FENCING

For the Equestrian enthusiasts, or Pony Club families, you will love the outstanding horse facilities including 2 x stables and holding yard equipped with auto water troughs plus there is a wash bay and a spacious tack shed for your saddles, bridles and equipment and an exercise yard or dressage arena nearby.

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Homestead

"Wansey View" homestead is approx. 80 squares, lovingly built by the original owners with local earth bricks. You will be first taken in by the beautiful wide bull-nose verandah encompassing the front of the homestead as well as the formal garden entrance. The openness and space are felt from the moment you enter the front door and as you wander through, the quality of the build becomes evident. The west wing comprises a generously sized guest suite with ensuite and walk in wardrobe that could easily cater for a whole family, 3 good sized bedrooms all with built-in wardrobes and a study that could also be utilised as a bedroom, all having their own access to the verandah. Completing this side of the homestead is a large 3-way bathroom with shower and bath and quality feature tiles and a spacious laundry. The kitchen is in the centre of the home and has quality stainless steel appliances, an appliance cupboard, breakfast bar, plenty of bench space and has an adjoining dining room. You will love the octagonal lounge room framed with plenty of windows, elegantly dressed by valances, a built-in gas heater and French timber doors leading out to the verandah, making for a perfect viewing platform whilst relaxing and taking in the sunshine. The comfortable family room is fully tiled and includes a wood fire, split system air conditioning and a timber sliding door giving you access to the massive 27m x 4m stencil concrete pergola area that could easily seat 30 guests. The master bedroom is situated on the east wing and has its own sitting area, generous ensuite and walk in wardrobe and enjoys lovely rural views. Car accommodation is plentiful with two separate double lock up garages plus there is a single lock up garage at the rear of the house yard used as a tool shed.



So many improvements

- Approx. 80 square homestead with detached brick double garage (6.7m x 6.0m approx.) with auto doors
- Detached double colourbond garage/workshop (12m x 6.0m approx.)
- Gable roof entertainment area (8m x 5m approx.)
- Massive covered pergola (27m x 4m approx.)
- 3 bay Machinery Shed (9m x 7m approx.) complete with power and guttered to tank
- Double horse stable with tack shed complete with auto water troughs, wash bay area and holding yard
- Single lock up garage (6m x 4.5m approx.) used as tool shed
- Steel round yard plus a large steel exercise yard/dressage arena
- Inground swimming pool with colourbond awning

Plenty of entertainment areas

Outdoor entertaining will be an absolute pleasure from the fully equipped outdoor entertainment area complete with built-in open fire place, BBQ and wok burner, underbench cupboard with stainless steel doors, Caesarstone benchtops, gable roof, clear outdoor blinds, TV point and overlooking the inground pool. The massive 27m x 4m stencil concrete undercover pergola area runs alongside the rear of the homestead and could easily seat 30 guests.



“Wansey View” Dubbo

FOR SALE



KITCHEN

5.5m x 3.4m

- Double stainless steel sink
- Tiled splashback
- LG dishwasher
- Stainless steel rangehood + extra exhaust fan
- Stainless steel Westinghouse under-bench electric oven
- Stainless steel induction cooktop
- Laminate benchtops with timber edge
- Large pantry
- Tiled floors
- Appliance cupboard
- Breakfast bar
- Double hung timber windows

FAMILY ROOM 6.0m x 5.2m

- Tiled floors with tasteful feature tiles
- Regency wood heater
- Daikin split system air-conditioner
- Pinch pleat curtains
- Ducted evaporative cooling
- Large timber sliding doors leading out to covered pergola area
- TV point
- Gold frame light switches



OCTAGONAL LOUNGEROOM 7.9m x 7.6m

- Quality carpet floor coverings
- Plenty of timber double hung windows dressed with elegant valances
- Timber french doors leading out to bullnose verandah
- Built-in Coonara gas heater
- Ducted evaporative cooling
- TV point
- Decorative cornices and plaster feature around light fitting
- Lovely views of Hervey Range

DINING AREA 4.0m x 2.9m

- Tiled floors
- Ducted evaporative cooling
- Decorative cornices and decorative plaster around light fitting
- Conveniently located next to kitchen





MASTER BEDROOM

8.2m x 3.7m

- Quality carpet floor coverings
- Pinch pleat curtains
- Double hung timber windows
- Timber french doors leading out to verandah
- Huge walk in wardrobe (2.8m x 2.5m)
- Ceiling fan with light
- Ducted evaporative cooling
- Sitting area with lovely rural views
- TV point & gold trim power points



MASTER ENSUITE

3.9m x 2.6m

- Tiled floors
- Partial wall tiling with quality tiles including a lovely feature tile
- Double shower (double shower heads)
- Double basin with double mirrors and plenty of cupboard space
- Ceramic toilet
- Timber double hung window
- Roller blind



BEDROOM 2

3.7m x 3.6m

- Quality carpet floor coverings
- Pinch pleat curtains
- Double hung timber windows
- Ceiling fan with light
- Ducted evaporative cooling
- Wall to wall built in wardrobe



NB: Room measurements are approx. only



BEDROOM 3
3.9m x 3.6m

- Quality carpet floor coverings
- Pinch pleat curtains
- French timber doors leading out to verandah
- Built in wardrobe
- Ceiling fan with light
- Ducted evaporative cooling
- Gold frame power points
- TV point & gold trim power points



BEDROOM 4
3.9m x 3.6m

- Quality carpet floor coverings
- Pinch pleat curtains
- French timber door leading out to verandah
- Wall to wall built in wardrobe
- Ceiling fan with light
- Ducted evaporative cooling
- Gold frame power points



OFFICE/STUDY
3.3m x 2.8m

- Tiled floors
- Pinch pleat curtains
- Double hung timber windows
- Ceiling fan with light
- Data points
- NBN box
- Overlooks outdoor areas



NB: Room measurements are approx. only



GUEST ROOM
6.0m x 3.1m

- Quality carpet floor coverings
- Pinch pleat curtains
- Large timber french doors leading out to verandah
- Double hung timber windows
- Ceiling fan with light
- Ducted evaporative cooling
- Large walk in wardrobe
- TV point & gold trim power points

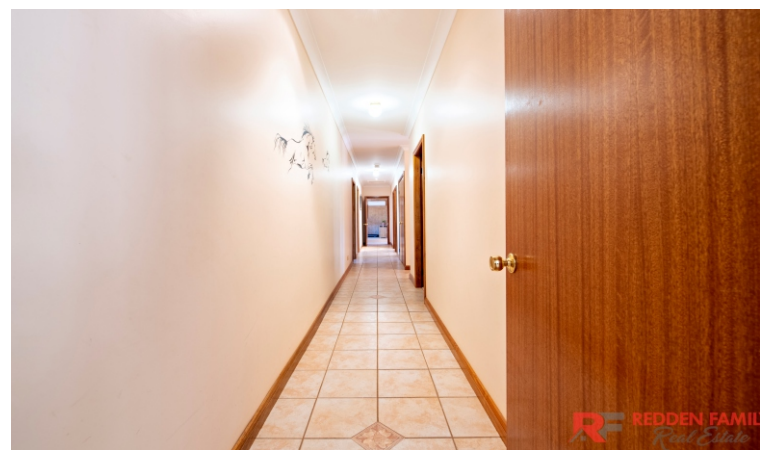


GUEST ROOM ENSUITE

- Tiled floors
- Large shower
- Heating lights
- Partial wall tiling with quality tiles including a lovely feature tile
- Double hung timber window
- Curtains
- Roller blind



FORMAL ENTRANCE



LONG HALLWAY

NB: Room measurements are approx. only

"Wansey View" Dubbo

FOR SALE



MAIN BATHROOM 3.6m x 3.0m

- Large 3 way bathroom
- Tiled floors
- Large vanity with double doors and draws
- Large shower with foot rest
- Bath
- Separate toilet
- Partial wall tiling with quality tiles and lovely feature tiles
- Double hung timber windows
- Roller blind
- Gold frame point points

LAUNDRY 3.4m x 1.8m

- Tiled floors
- Tub
- Single cupboard
- Auto taps
- Double hung timber window
- Very spacious



ENTERTAINMENT AREA

8m x 5m

- Gable roof
- Brick fire place ideal for camp oven cooking
- TV point
- Tiled flooring
- Built-in BBQ
- Caesarstone benchtops
- Gas burner for wok cooking
- Stainless steel underbench cupboards
- TV point

Adjoins massive pergola area and overlooks inground swimming pool making for the ultimate outdoor entertainment package



COMFORTS

- 1.5 kW solar panels with Sunna Solar Inverter
- Solar hot water with back up 400 litres electric hot water
- 2 x external TV antennas
- Satellite dish
- Rotary clothesline
- Linen cupboard in hallway
- Coonara gas heater (bottled gas)
- Regency Wood heater
- Daikin split system air conditioner
- Mitsubishi split system air conditioner
- Ceiling fans
- Rainwater tanks and pumps



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PRICE GUIDE: \$995,000-\$1,030,000

FOR SALE

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MASSIVE PERGOLA AREA



WIDE BULL NOSE VERANDAH



ESTABLISHED TREES & GARDENS



EXTENSIVE VIEWS

**Redden Family Real Estate recommends you obtain the following:
Independent legal advice, Unconditional finance approval, Pest & building inspections**

NOTES:



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