

1 Clarence Way, Dubbo, NSW 2830

Duplex/Semi-detached For Sale

Friday, 24 May 2024

1 Clarence Way, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 107 m2

Type:

Duplex/Semi-detached



Elle Crisp

0447815660

\$475,000

Nestled in a prime location, this north-facing duplex presents an exceptional opportunity. Situated just a stone's throw away from Orana Mall, Western Plains Medical Centre, the serene Japanese Gardens, and the vibrant Elizabeth Park adventure playground & cafe, convenience meets comfort in this inviting abode. Privacy is paramount with three well-proportioned bedrooms boasting ample built-in storage. A single car garage ensures secure parking, while a secluded courtyard offers a quiet retreat. This property represents a savvy investment opportunity, currently occupied by a quality tenant paying \$450 per week. With its desirable features and lucrative rental potential, an early inspection is highly recommended.

- 3 spacious bedrooms with built-in wardrobes
- Ducted reverse cycle air conditioning for year-round comfort
- Expansive living and dining areas
- Separate laundry and single car garage
- Well-appointed bathroom with separate bath and shower
- Private enclosed courtyard for outdoor relaxation
- Conveniently located within walking distance to Orana Mall, Bunnings, parks, and Macquarie Inn
- Freehold title ensures ownership security
- Built in approximately 1992
- Currently leased at \$450p/w until 7 January 2025

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.