

**11 Argyle Avenue, Dubbo, NSW 2830**

Western Plains  
Real Estate

**House For Sale**

Friday, 16 February 2024

11 Argyle Avenue, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 840 m2**

**Type: House**



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## For Sale \$660,000-\$670,000

Introducing 11 Argyle Avenue, Dubbo! This stunning 4-bedroom, 2-bathroom house is the perfect family home. With a spacious land area of 840 sqm and a building area of 158 sqm, this property offers plenty of room for everyone to enjoy. Built in 2013, this modern house boasts a contemporary design and is equipped with all the necessary amenities for comfortable living. The bedrooms are generously sized, providing ample space for relaxation and privacy. The two bathrooms are tastefully designed and feature modern fixtures. The property includes a double garage with enough space for two vehicles as well as back yard access with room for an additional garage which would be a great convenience for car enthusiasts. Situated in a prime location in South Lakes Estate South Dubbo, this property offers easy access to nearby amenities and attractions. Whether you're looking to enjoy a BBQ on the back patio or explore the surrounding area, there is something for everyone. Don't miss out on the opportunity to make this house your home. With a price guide of \$660,000-\$670,000, this property is great for the first home buyer or investor. Contact us today to arrange a viewing and see for yourself the potential this property holds. Don't wait, as properties like this don't stay on the market for long!

**FEATURES:**

- Large 4 Bedroom Family home
- 3 Living Areas
- Well equipped kitchen with walk in pantry
- Ducted evaporative cooling
- Back patio under roof
- Natural Gas
- Rear yard Access
- Rates Approx \$2875 p/a
- Land Size Approx 840 m<sup>2</sup>