

11 Villiers Avenue, Dubbo, NSW 2830



House For Sale

Thursday, 14 March 2024

11 Villiers Avenue, Dubbo, NSW 2830

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 590 m2

Type: House



Samuel Shooter

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\$545,000 to \$585,000

Step inside this adaptable home, where space and versatility blend to create a easy option for first home buyers, investors, and families seeking the balance of comfort and convenience. Embrace the opportunity to run your business from home with an added advantage—a two-room office space or granny flat seamlessly attached to the main dwelling. This welcoming residence boasts a total of five bedrooms, ensuring ample room for both relaxation and productivity. The main house features three cosy bedrooms, all equipped with ceiling fans for those balmy summer nights. At the heart of the home, a brand new kitchen awaits, complete with a double drawer dishwasher, double sink, and an electric oven & stove, ensuring a pleasurable cooking experience for the chef of the family. The living area, neatly segmented into a kitchen-dining space with an adjacent living zone, allows for easy entertaining but is also perfect for unwinding with a book and a glass of your favourite drop. Immerse yourself in the ease of a modern bathroom that complements the fresh appeal of the home. Climate control is effortless with split system air conditioning in both the main dwelling and granny flat, as well as evaporative cooling for optimum comfort. The home has recently been revitalised with freshly painted walls and new wood-look flooring that add to its appeal. Outside, the 590 square-metre land parcel nestles in a leafy neighbourhood, ensuring a serene backdrop for your new chapter. Additionally, two car spaces make off-street parking a breeze. Located a stone's throw from the bustling Orana Mall shopping centre, this property promises a lifestyle of convenience and a life filled with pleasant memories. We'd love for you to be our guest at an open home or to book your private inspection, please contact agent Samuel Shooter on 0402 640 126. - brick & tin construction- renovated interior with new kitchen, bathroom, flooring & paint- 3 bedrooms, 1 bathroom in main dwelling- 2 rooms, kitchenette & bathroom in granny flat- evaporative cooling & split system air conditioning- covered entertaining area- rear yard access- 800m to Orana Mall Shopping Centre- 1.7km to Orana Heights Public School- 2.5km to Bunnings Warehouse- 2.8km to Western Plains Cultural Centre- Levied Rates \$2575.93/ \$643.98 per quarter We have obtained all the information and figures contained in this document from sources we believe to be reliable; however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.