

**12 Welchman Street, Dubbo, NSW 2830**



**Sold House**

Friday, 18 August 2023

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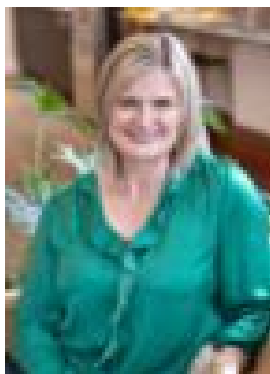
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Karen Chant

0448191167

## Contact agent

Are you looking for an affordable property without compromising on comfort or convenience? This inviting home presents three bedrooms, two living areas and an array of desirable features. Discover the practicality of an office space, along with the comfort provided by ducted evaporative air conditioning and multiple split system reverse cycle units. With the added advantage of cost-saving solar panels, a spacious covered outdoor entertaining area, and a refreshing inground pool, this home caters to your every need. Conveniently positioned near TAFE, Dubbo Base Hospital, the CBD, and reputable schools including Dubbo North Public School, St. Mary's Primary School and Dubbo College Senior Campus, seize this opportunity to make this house your home.

**FEATURES:-** 3 beds, built-ins, 2 with external window shutters, 2 with split system RC AC- Office plus open plan living with split system RC AC plus rumpus/play room- Kitchen with dishwasher overlooking the child friendly rear yard- Three way bathroom, large laundry with handy second toilet- Ducted evaporative air conditioning plus split systems as above - Drive through, single carport providing rear yard access- Large, covered outdoor entertaining area overlooking secure yard- Sparkling salt water inground pool with paved alfresco area- Walk to local café, medical centre, Dubbo Base Hospital, TAFE Campus, park- Short drive to CBD, university, schools, shops & Sydney Uni School of Rural Health

**FAST FACTS:**Built: 1980 approxBlock size: 728 sq m approxZoning: R2 Low Density ResidentialCouncil rates: \$2,644.45 plus user pays waterRental estimate: \$430 to \$450 per week approxSelling agent: Karen Chant - 0448 191167Address: 12 Welchman Street, Dubbo

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