

**123 Yaruga Street, Dubbo, NSW 2830**



**Sold House**

Sunday, 13 August 2023

123 Yaruga Street, Dubbo, NSW 2830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 594 m2**

**Type: House**



Samuel Shooter

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**\$360,000**

123 Yaruga Street, a property that exudes light in every corner. This refurbished home offers a unique chance to enter the Dubbo market at an affordable price point. Upon entering the main living area, you'll feel right at home and with a split system and a slow combustion wood heater creating an inviting atmosphere, you'll find yourself looking forward to unwinding after a long day. Whether you prefer curling up with a book or spending quality time with loved ones, this welcoming space provides the ideal setting. The well-designed kitchen features an electric cooktop, making meal preparation a breeze. With newly fitted cabinetry and a tiled backsplash, the kitchen exudes a refreshing ambiance. With two bedrooms it creates a perfect opportunity for those who are looking at downsizing or beginning their journey. In the rear yard you'll find a spacious separate garage/workshop, which provides ample storage and room for creative pursuits, catering to all your practical needs. The bathroom and laundry have also had a refreshing update for your peace of mind and convenience! This home grants easy access to a wide range of amenities. Within a short driving distance, you will find local parks, schools and Riverdale Shopping Centre, ensuring a convenient lifestyle. Do not miss the opportunity to call 123 Yaruga Street home. With its tasteful renovations, secure front yard, spacious separate garage/workshop, this property is a true gem for anyone in the current market. - Two bedrooms - One bathroom - Two bay separate garage - Split system - Fireplace - Ceiling fans - Refurbished kitchen - 1.6 km to IGA West Dubbo - 2.9 km to Delroy Shopping Centre - 3.0 km to Dubbo Square - Potential to be leased for \$350 - \$370 in the current rental market - Levied Rates: \$2,712.97 per annum / \$678.24 approx. 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.