

# 14 Mumford Crescent, Dubbo, NSW 2830



## House For Sale

Friday, 5 April 2024

14 Mumford Crescent, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 655 m2**

**Type: House**



Trent Pengilley  
0419445895

**\$480,000 - \$515,000**

Nestled in a great area of Dubbo, this delightful 3-bedroom, 1-bathroom house is the perfect family home. With its convenient location and ample living space, this property offers both comfort and style. This home will suit the first home buyer, the downsizer or the investor. Step inside and be greeted by a light-filled living area that flows seamlessly into the dining space and kitchen. The well-designed layout provides plenty of room for the family to relax and entertain. You can explore your culinary skills in the great sized master built kitchen. The bedrooms are generously sized, offer built in wardrobes as well as ceiling fans. The 3 way bathroom also has access to the main bedroom. Keeping warm in winter and cool in summer is easy with ducted heating and cooling, a reverse cycle split system as well as a gas point. There is also instant natural gas hot water so you never run out of hot water for the growing family. Outside is a great sized backyard with a beautiful cottage garden. The rear covered deck is perfect for outdoor gatherings or the ideal space for alfresco dining or simply enjoying the fresh air. The low-maintenance garden is a blank canvas, ready for you to add your personal touch. This property offers a peaceful lifestyle while still being close to all amenities. Schools, parks, and Orana Mall are all just a short distance away, ensuring convenience for the whole family. Don't miss out on this fantastic opportunity to secure a charming family home in a great location. Contact Trent today to arrange an inspection and start your journey to making this house your home. + 655 sq m block + 3 Bedroom with built-ins + Ducted Heating & Cooling + Solar Power & Natural Gas + Cottage Garden + Security System