

15/48 Birch Avenue, Dubbo, NSW 2830



Townhouse For Sale

Wednesday, 6 March 2024

15/48 Birch Avenue, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Karen Chant
0448191167

\$545,000 to \$565,000

Here is an affordable opportunity to step into a haven of tranquility and luxury at the coveted Perignon Park - where a resort-like atmosphere meets the convenience of secure gated living. This is more than a home; it's a retreat where the worries of the world fade away. Within the secure confines of the estate, immerse yourself in the beauty of landscaped gardens and serene ponds. Leisure takes on a new meaning with a glistening swimming pool, spa, sauna and a clubhouse equipped with bathroom facilities. Challenge friends at the tennis court or enjoy social gatherings at the BBQ area. Situated a leisurely stroll from cafes, bakery, Orana Mall, Medical Centre, Macquarie Inn Hotel and Restaurant, Dan Murphy's, picturesque Japanese Gardens, parks and playground, everything you need is within reach. A brief drive will take you to the heart of the Dubbo CBD. Here is the chance to make your lifestyle dream a reality at prestigious Perignon Park. OPEN HOME ENTRY: Please enter via the property's front courtyard gate on Wheelers Lane. FEATURES:- Set within well established & prestigious Perignon Park- Master bedroom with ensuite and walk-in robe- Two other generous bedrooms with built-ins- Living & dining area flowing to front entertainers courtyard- Casual meals/home office area off the original kitchen - Dishwasher, microwave, wall oven, pantry cupboard- Deep spa bath in large main bathroom; separate toilet- Downstairs guest powder room with toilet & vanity- Ducted reverse cycle AC; natural gas log heater; gas point; fans- Plantation shutters; great storage; alarm; internal laundry- Second private paved utilities courtyard at rear- Secure single garage with automatic opening door- An outstanding choice for busy professionals, downsizers, couples or singles- Currently tenanted however vacant possession is available if required- Enjoy leisure & security in this gated complex with pool, spa, sauna, BBQ, tennis court & clubhouse with bathroom- Short drive to Dubbo CBD amenities and Dubbo Cultural Centre and Regional Theatre - Short walk to Orana Mall Marketplace, Western Plains Medical Centre, Macquarie Inn Hotel and Restaurant, Dan Murphy's liquor, Japanese Gardens, Elizabeth Park and playground APPROX. DISTANCE TO: Macquarie Inn - 100 m Dan Murphy's - 150 m Western Plains Medical Centre - 550 m Japanese Gardens - 600 m Orana Mall Marketplace - 800 m Magnolia Cafe - 750 m Farmers Bake Place - 900 m DMC Meat and Seafood - 900 m FAST FACTS: Built: 1984 approx Zoning: R1 General Residential Council rates: \$2,337.21 pa approx. plus user pays water Strata levies: \$4,470 pa approx Selling agent: Karen Chant - 0448 191167 Address: Residence 15, Perignon Park, 48 Birch Avenue, Dubbo Click on the virtual tour link for a 360 degree virtual inspection or contact the selling agent, Karen Chant on 0448 191167, for further details including inspection times. The material and information contained within this marketing material is for general information purposes only. All information contained herein has been gathered from sources we deem to be reliable. However we cannot guarantee it's accuracy. You should not rely upon this information and material as a basis for making any formal decisions. We recommend all interested parties make further enquiries to verify the information contained herein.