

16 Bellbird Way, Dubbo, NSW 2830



Sold House

Wednesday, 27 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 801 m2

Type: House



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Contact agent

Being only a moments stroll to Delroy Park Shopping Centre, Schools and Childcare Centres, makes this lovely three bedroom home, a perfect very first home or a great addition to an astute investor's portfolio and due to its convenient location this home would also suit a downsizer. Offering a functional open floor plan and featuring quality vinyl floor planks to the kitchen, living and dining areas this home comes with a modern kitchen which includes quality, stainless steel appliances including a dishwasher as well as plenty of storage and bench space. The combined family and meals area is generously sized and features a cosy wood heater as well as a reverse cycle split system air conditioner for alternative heating. The meals area is also open plan to the kitchen. All bedrooms are generously sized and contain built-in wardrobes, ceiling fans, quality carpet floor coverings and white timber venetian blinds. Enjoy the spacious 3-way bathroom, whilst being in original condition, it has been well maintained, and there is a second toilet in the laundry. With evaporative cooling, ceiling fans, wood heater, gas point and the reverse cycle split system air conditioner take care of all year-round comfort. Outside entertaining will be an absolute pleasure in the huge undercover back patio which overlooks the large low maintenance and secure back yard providing plenty of room for kids and pets to play and which is easily accessible through the double gated side access. Just through the double side gates is a concreted section which is perfect for additional car parking or to house your caravan, boat or trailer. Completing this wonderful package is a small garden shed, and an automatic watering system to the lawns and gardens. Contact Scotty Redden at Redden Family Real Estate for a detailed Information Brochure or to arrange an inspection at any time that suits you.

- House built in approx. 1985
- Modern kitchen which includes a dishwasher
- Open plan living
- Spacious family and meals area
- 2nd toilet in laundry
- Huge undercover back patio
- Double gate side access with concrete pads just inside back yard providing excellent space for storing your caravan, boat, trailer or extra car space
- Large secure back yard
- Established shrubs
- Automatic watering system to lawns and garden beds
- NBN to premises
- Ducted evaporative cooling, ceiling fans, wood heater, gas point and a reverse cycle split system air conditioner providing plenty of options for heating and cooling
- Near new electric hot water system
- Convenient location close to Delroy Shopping Centre, Schools and Childcare Centres
- Council rates \$2,675.60

DISCLAIMER: All information and figures contained in this document have been obtained from sources we believe to be reliable but they are unverified. Therefore, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and take all steps necessary to satisfy themselves regarding the information and figures contained herein.