

**18 Catherine Drive, Dubbo, NSW 2830**



**House For Sale**

Thursday, 30 May 2024

18 Catherine Drive, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 581 m2**

**Type: House**



Samuel Shooter

0268854564

## **\$535,000 to \$565,000**

Discover 18 Catherine Drive, a comfortable four-bedroom home located just a short drive from Dubbo's CBD. This practical residence offers a blend of comfort and convenience, making it a great choice for investors, first-time homebuyers, and growing families. Upon entering, you'll find a home designed for modern family living. The centerpiece is the open plan kitchen and dining area, featuring stone benchtops, a butler's pantry, and stainless steel appliances, exemplifying contemporary design. The separate lounge provides a quiet retreat, while the additional rumpus room offers a versatile space for children to play or for casual entertaining. Each of the four bedrooms offers built-in wardrobes, with the master suite including a private ensuite and walk-in wardrobe for added comfort. Your guests and household will appreciate the convenience of a separate toilet in the main bathroom, and the internal laundry. Outside, the low-maintenance yard and alfresco area ensures you can enjoy your weekends, and the double lockup garage offers secure parking and additional storage. Residents will appreciate the convenience of being just a short drive from the CBD, ensuring all of Dubbo's amenities are within easy reach. - 4 Bedrooms- 2 Bathrooms- Double lock up garage- Master bedroom with ensuite and walk-in robe- Built-ins- Stone benchtops- Butlers pantry- Alfresco area- Internal laundry- Short drive to CBD- Levied rates \$2419.51 per annum or \$604.87 per quarter - Built in 2017 - Rental return \$520 - \$540 per week