

**192 Wingewarra Street, Dubbo, NSW 2830**



**Sold House**

Thursday, 17 August 2023

192 Wingewarra Street, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Samuel Shooter

0268854564

**\$435,000**

Welcome to 192 Wingewarra Street, a property that effortlessly combines convenience and affordability. This home offers a living experience in a convenient location, making it the perfect opportunity for those seeking a harmonious blend of ease and accessibility. This residence ensures that every amenity is just around the corner. Imagine the ease of strolling to nearby shops, cafes, and parks. This property presents an opportunity for first-time home buyers or investors looking to capitalise on an exciting opportunity. Stepping inside, you'll be pleased by its north / south facing position and by the abundant natural light that fills the spacious living area. The cleverly designed layout boasts a split system air conditioning unit, ensuring year-round comfort for you and your loved ones. The standard kitchen is equipped with everything you will need, while the cozy dining area sets the stage for intimate meals and delightful conversations. Whether it's a quick breakfast or a leisurely dinner, this welcoming space will make every meal memorable. Another great feature of this property is the rear yard access, providing you with endless possibilities. From creating a lush garden oasis to accommodating additional parking or even designing a personal retreat, this versatile space invites you to unleash your creativity and personalise it to suit your lifestyle. 192 Wingewarra St is a property that offers everything required for those seeking a convenient and affordable lifestyle. Don't miss the chance to make this property yours! - Three bedrooms, main with built in wardrobe - One bathroom with separate toilet - Spacious living area - Convenient location - Split System Air Conditioning - Modern kitchen - Undercover patio area - Lock up garage - Low maintenance - Potential to be leased for \$380 - \$400 p/w 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.