

# 1A Drysdale Close, Dubbo, NSW 2830



## Sold Duplex/Semi-detached

Monday, 23 October 2023

1A Drysdale Close, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 294 m<sup>2</sup>

Type:  
Duplex/Semi-detached



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**\$485,000**

A delightful property that presents an ideal opportunity for individuals looking to enter the housing market. This modern residence boasts three bedrooms and two bathrooms, offering a comfortable and inviting living environment. Stepping inside, you'll immediately feel at ease with the modern and pleasing ambiance of this home. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a spacious and functional space. Natural light fills the rooms through the large windows, creating a bright and airy atmosphere. The well-designed kitchen is equipped with modern appliances and ample storage, ensuring convenience and practicality for everyday living. The adjacent dining area provides a cozy space for enjoying meals with family and friends. The property features three generously sized bedrooms, each providing a peaceful space to relax and unwind. The master bedroom is complimented by an ensuite bathroom, offering privacy and comfort. The additional bedrooms are well-appointed and share a family bathroom. Outside, the low-maintenance yard offers a convenient space for relaxation and play. Whether it's enjoying a morning coffee on the patio or hosting a barbecue with friends, the backyard provides the perfect setting for leisure and enjoyment. Located in The Grange Estate and perfectly suited to owner-occupiers and investors alike, this property offers easy access to amenities, schools, and parks, providing convenience and a desirable lifestyle. Presenting an opportunity to put down roots in a vibrant community and enjoy life in a smart and contemporary home, 1A Drysdale offers you the life or investment opportunity you've been seeking. - Three bedrooms - Two bathrooms - Under cover patio - Open plan layout - Single car garage - Grangewood Estate - 2.2km to Woolworths in Delroy Park - 2.9km to Dubbo Golf Club - 4.9km to Dubbo Square - Tenant in a fixed lease term until 09 February 2024 with a rental return of \$430 p/w in the current rental market - Levied rates: \$2,528.36 per annum / \$632.09 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.