

**2/253 Darling Street, Dubbo, NSW 2830**



**Sold Unit**

Tuesday, 2 April 2024

2/253 Darling Street, Dubbo, NSW 2830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$351,000**

Discover your perfect urban sanctuary or investment treasure with this fabulous centrally located 2-bedroom ground floor unit in Dubbo. Nestled within a well maintained block of just six, this property marries security and low maintenance living with ultimate convenience. The updated interior features a renovated kitchen, an open plan living and dining area and the practicality of an internal laundry with a second toilet. Year-round comfort is guaranteed with reverse cycle split system air conditioning, while security is prioritised with coded access into the building foyer and security screens on windows and doors. A single lock-up garage also provides direct access into the internal foyer. Positioned only a short walk from the vibrant Darling Street café scene, restaurants, clubs, parks, walking tracks and shopping destinations and within easy reach of schools, childcare and medical facilities. This property is an impeccable choice for those seeking a home or investment that offers a convenient and low-maintenance, lock up and leave lifestyle. FEATURES:- An ideal home or low maintenance investment- Ground floor unit located in Central Dubbo- Positioned in a well maintained, block of 6 units. - Two bedrooms, master with built-in & patio access - Updated interior including a renovated kitchen- Open plan living and dining flowing to front patio- Internal laundry with handy second toilet- Reverse cycle split system air conditioning - Entrance to the building via a coded security door- Single lock-up garage with internal access to foyer - Security screens on windows and doors - Hardy double brick construction- Offered with vacant possession - Only a short walk to the CBD, the Darling Street café precinct, restaurants, clubs, parks, walking tracks and shops. Other amenities including schools, childcare and medical are only a short drive away.FAST FACTS:Built: 1981 approxZoning: R1 General ResidentialCouncil rates: \$2,337,21 pa approx plus user pays waterStrata levies: \$3,200 pa approxRental estimate: Around \$350 per week approx.Selling agent: Karen Chant - 0448 191167Click on the virtual tour link for a 3D 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.