

# 22 Leavers Street, Dubbo, NSW 2830

## House For Sale

Wednesday, 29 November 2023

22 Leavers Street, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 613 m2**

**Type: House**



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## **\$349,000 to \$379,000**

Generous storage, good-sized rooms & a family-friendly floorplan hold great appeal in this low maintenance home located close to public & private schools, neighbourhood & Delroy shops, medical & fitness centres, golf, bowls club, parkland & riverside walking & cycling paths. A good opportunity for first home buyers or investors, the property has a front fence with gate, tidy easy-care gardens, updated kitchen, ducted evaporative A/C, natural gas heating, huge pitched roof paved outdoor entertaining area & a great detached teenage retreat perfect for use as a hobby space, kids' play area or home office. Additional features include gated tandem carport, additional off-street parking, workshop or storage room, aviaries, rear yard access & garden shed. Walk to local amenities. Short drive or bus trip to CBD & Delroy shopping centre. Rented for \$340 per week until February 2024. -3 good-sized bedrooms with built-ins-Study or optional 4th bedroom-Lounge room with built-in storage-Updated kitchen with large dining area-Electric oven & cooktop, dishwasher-Generous built-in storage, alarm system-Large detached teenage retreat or studio-Tidy family bathroom with separate toilet-Mudroom area, laundry with bifold doors-Vinyl flooring in high traffic areas-Ducted evap A/C, ducted nat. gas heating-Front porch plus huge covered alfresco-Garden shed, storage room or workshop-Aviaries, aluminium awnings, 2 clothes lines -Front fence with gate, gated tandem carport-Low maintenance yard, citrus & roses-Close to schools, local & Delroy shops

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