

233 Myall Street, Dubbo, NSW 2830

Sold House

Friday, 1 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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\$417,500

:: 721 m² block approx. :: Sound brick veneer residence :: Separate lounge and family areas :: Fully enclosed rear yard :: Great floorplan – inspect and be surprised :: Break into the property market :: With a great size back yard and an enclosed sunroom, plus having a bigger floor plan than you may expect, 233 Myall Street represents excellent value for money in its price bracket. This property offers a good size lounge room, along with a separate family and meals area adjacent to the kitchen which is sure to have you impressed from your first inspection! The secure garage creates ample space for storage or to work on those weekend projects, with access to the rear yard through the rear or the garage. Being of sturdy brick veneer construction, this property would make for an ideal low maintenance addition to your property portfolio, or a great place to break into the Dubbo property market. Call the friendly team at Matt Hansen Real Estate today for a detailed property information brochure or come along to the open home this weekend. Our friendly team will be on site to show you through!

Features:

- Separate living areas
- Rear yard access
- Secure garage

Land Size:

- approx 721m²

Rates:

- approx \$2,588.39 pa

General:

- Brick veneer
- Tiled roof
- Single lock up garage with automatic doors
- Garden shed (4 x 4m)
- Pergola (5.9 x 5.3m)
- Water tank
- Colourbond fence

Comforts:

- Coolair ducted evaporative cooling
- 2 x gas points
- 2 x gas heaters
- Therman electric hot water system
- Linen cupboard
- Television aerial
- Satellite dish
- Wall clothesline

Services:

- NBN connected
- Bottled gas
- Water
- Sewer
- Bus
- Mail

Kitchen (3.1 x 2.9m)

- Laminate benchtops
- Laminate splashback
- Vinyl planks
- Electric oven
- Electric hot plates
- Rangehood
- Pantry
- Breakfast bar

Dining (4.7 x 2.9m)

- Ducted evaporative cooling
- Vinyl planks
- Gas point
- Television point

Sun Room (6.4 x 4m)

- Vinyl plank flooring
- Carrier split system reverse cycle air conditioner
- Television point
- Curtains

Main Bedroom (3.5 x 3.3m)

- Ducted evaporative cooling
- Carpet
- Built in robe
- Television point
- Blinds

Bedroom 2 (3.5 x 3.3m)

- Ducted evaporative cooling
- Carpet
- Built in robe
- Curtains

Bedroom 3 (2.7 x 2.7m)

- Carpet
- Television point
- Curtains

Bathroom (2.8 x 2.6m)

- Three way bathroom
- Shower
- Bath
- Separate toilet
- Vanity
- Exhaust fan
- Heating lights
- Wall tiling to ceiling

Laundry (2.3 x 1.6m)

- Laundry tub
- Automatic taps
- Tiled

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