

28 Hay Street, Dubbo, NSW 2830



Sold House

Friday, 29 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Samuel Shooter

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\$543,000

Located in a popular and convenient part of south Dubbo, this attractive 3 bedroom weatherboard home offers buyers the appeal of a character-filled home and the enjoyment of a well-utilised, low maintenance yard. Surrounded by beautifully maintained lawns and gardens, this home is well suited to growing families, first home buyers and those looking to downsize. Inside, you'll be greeted by light-filled rooms and an attractive neutral colour palette and with 2 separate living areas, there's plenty of room to wind down and lean in to time at home. The master bedroom enjoys the convenience of a ceiling fan and wall heater and with a 3 door floor to ceiling built in robe, there's plenty of storage. With a separate formal living area and a spacious kitchen equipped with double door fridge space, gas cooktop and dishwasher, spending time together is both simple and enjoyable. Outside you'll love the fresh paint job and the covered deck area is the perfect place to enjoy our warmer months, or watch the kids as they while away the hours in the pool, not to mention the pool has recently been refurbished and freshly painted, ready for years to come. Adding to the reasons to make inspecting this home a must is the fact it has rear yard access, solar power and a solar hot water system to soften the cost of power and 7 sheds of varying size and function, ready for you to make the most of. Looking to be in and settled and enjoying the pool by Christmas? Make a point to attend an inspection today! - Three bedrooms - One bathroom - Separate Toilet - Split System Reverse Cycle - Fenced Inground Pool - Solar Hot Water System - Rear Yard Access - Natural Gas - FTTP - NBN Service (Optic Fibre to the Premises) - Data Network Cabling throughout the main areas of the home - Roof recently replaced with new ceiling insulation - Seven Garden Sheds - 750m to Dubbo College South Campus - 1.3km to IGA South Dubbo - 4km to Orana Mall - Potential to be leased for \$470 - \$510 p/w in the current rental market - Levied Rates: \$2874.93 per annum / \$718.73 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.