

3/1 Beddoes Avenue, Dubbo, NSW 2830



Sold Unit

Friday, 1 December 2023

3/1 Beddoes Avenue, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 231 m2

Type: Unit



Michael Redden
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Contact agent

“Kimberley Grove” is a well-established strata complex of 21 units, containing a variety 2 and 3 bedroom units, providing a great opportunity for the downsizer, first home buyer or investor who is seeking an easy-care well-established home unit that is in a very convenient location. Unit 3 is privately positioned near the entrance of the complex and features spacious bedrooms and living areas that feature lovely cathedral ceilings with exposed timber beams, stylish vinyl plank floor coverings and white timber venetian blinds throughout. The light filled galley kitchen enjoys good storage cupboards and bench space and is open plan to the meals area. All bedrooms are spacious and enjoy built-in wardrobes, the main bedroom has a walk-in-wardrobe as well as direct access to the main bathroom which is conveniently located near all bedrooms and features a full-size bathtub, screen-less shower and modern single sink vanity as well as a separate toilet. The laundry is of good size and includes a standalone tub, broom cupboard, shelving and fixed bench with under bench cupboards. Heating and cooling have been considered with ceiling fans, reverse cycle split system air conditioner in meals/living area as well as an electric heater built-in to a featured mantelpiece. There are also 6 x solar panels which are sure to help with part of your energy costings. You even have your own single lock-up garage with an auto-door. Stepping outside you will enjoy your very own private grassed and paved courtyard and covered gazebo with screens providing bug-free outdoor entertaining/sitting area. Owners and occupiers within the strata complex also have the benefit of strolling around and enjoying the paved communal gardens and established trees and the birdlife that they bring and not to mention the use of the communal inground swimming pool, Club House and visitor car park. If you are looking for an easy-care strata unit that is within walking distance to Western Plains Medical Centre, Orana Mall shopping centre, Ten Pin Bowling Centre, Dubbo’s Japanese Gardens and Macquarie Inn then this one is a must see. Contact Michael for details on upcoming open homes.

- 6 solar panels
- Spacious bedrooms, all with built-in wardrobes, the main bedroom having a walk-in-wardrobe and direct access to main bathroom
- Open plan kitchen, meals and living
- Good size bathroom and laundry
- Stylish vinyl floor planks and white timber venetian blinds throughout
- 3m x 4m approx.. covered gazebo with screens
- Secure back yard
- Low maintenance yard
- Heating and cooling
- Walk around communal garden space or use inground swimming pool and clubhouse and visitors have a spot to park their car whilst visiting also
- Conveniently located within walking distance to Medical Centre (750m), Orana Mall shopping centre (700m), Ten Pin Bowling Centre (820m), Dubbo’s Japanese Gardens (820m) and Macquarie Inn (850m).
- Council rates \$2,482.41 p.a. approx..
- Strata Levies \$724.10 per quarter approx..
- Unit entitlement for Unit 3 = 119/2489

DISCLAIMER: The information and figures contained herein has been provided to us by the Vendors and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information provided.