

3/5 Gundarra Street, Dubbo, NSW 2830



House For Sale

Tuesday, 7 May 2024

3/5 Gundarra Street, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 272 m2

Type: House



Karen Chant
0448191167



Lesa Towart
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\$475,000 to \$495,000

Here is your opportunity to purchase a freestanding residence in "Morella Court", a respected over 55's secure, gated estate of only seven residences specially designed and built for those seeking to downsize. Enjoy family sized kitchen, north facing screened outdoor entertaining, ducted reverse cycle air conditioning, solar panels, storage room, extremely low maintenance backyard and sought after double garage. Get ready to enjoy an easy-care, lock up and leave lifestyle in a superb location walking distance to South Dubbo Tavern, parks, medical centres and Boundary Road shops with bakery & café, takeaway, general store, post office, chemist, beautician and hairdressers.

FEATURES:- Two bedrooms with built-ins & ceiling fans- Office/sewing room or third bedroom- Family sized kitchen with breakfast bar - Dishwasher, gas cooktop, electric oven- Open plan living and dining area with gas point- Ducted reverse cycle air conditioning (heating & cooling)- Energy efficient solar panels (8 panels approx. 3kW)- Handy storage room or workshop area at the rear of the garage- Spacious bathroom and laundry with second toilet- Screened, north facing outdoor entertaining area- Double automatic garage with internal access - Secure front fence with automatic front gate, intercom system - Low maintenance compact rear yard awaiting your green thumb- Instantaneous gas hot water; nbn; garden shed; rainwater tank- Close to medical, shops, chemist, bakery, butcher, Tavern, cafes & walking tracks- Positioned in a quiet street, a short drive to the heart of Dubbo, CBD & Mall- Secure gated complex consisting of 7 x 2/3 bedroom freestanding homes

DISTANCE TO: Regand Park Walking Tracks - 350 m
Nights Grill Takeaway - 650 m
Brenno's Hotbake Bakery & Café - 700 m
Australia Post - 700 m
Dubbo Grove Pharmacy - 700 m
South Dubbo Tavern - 850 m
Dubbo Family Doctors - 900 m
Wahroonga Park - 900 m
Macquarie Club & Chinese Restaurant - 1.2 km

FAST FACTS: Built: 2010 approx
Block size: 272 sq m approx
Zoning: R2 Low Density Residential
Council rates: \$2,420 pa plus user pays water
Neighbourhood levies: \$444.10 per quarter approx

Selling agent: Karen Chant - 0448 191167
Click 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.

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