

**3 Castlereagh Avenue, Dubbo, NSW 2830**



**Sold House**

Tuesday, 15 August 2023

3 Castlereagh Avenue, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 734 m2**

**Type: House**



Samuel Shooter

0268854564

**\$595,000**

Experience the beauty of refined living in this thoughtfully designed four-bedroom home, ideally situated in a location that merges convenience and practicality. The living spaces blend modern ease with comfort. Blinds and tile flooring in the open-plan area seamlessly make for a low fuss living experience and help create a pleasing and contemporary ambiance. All four bedrooms enjoy the convenience of built-in wardrobes and with plush carpets, even the colder months can feel cosy. The en-suite bathroom features the added convenience of shower access rails and floor-to-ceiling tiles, while the second bathroom also offers a relaxing bathtub. Enjoy year-round comfort with the benefits of ducted reverse cycle air conditioning, while the convenience of instant gas hot water adds to the ease of daily life. One of the standout features of this residence is the expansive backyard, providing ample space for children to play and families to create lasting memories together. This home is sure to act as the backdrop for many cherished memories and will empower you to embrace an easy and enjoyable way of life. - Four Bedrooms - Two Bathrooms, ensuite fitted with shower railings and an edge ramp for wheelchair users - Built in Wardrobes throughout - Carpeted Bedrooms and Living Room - Large yard - Garden Shed - Two bay lock Up Garage with drive through access to the backyard - Outdoor Undercover Entertainment Area - Separate living area - 450m to Bunnings- 1.2km to Devil's Hollow Brewery - 1.3km to Crossfit Dubbo - 2.1km to Orana Mall - Potential to be leased for \$500 - \$520 p/w in the current rental market- Levied Rates: \$2800.18 per annum / \$700.04 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.