

# 3 Opal Street, Dubbo, NSW 2830



## House For Sale

Wednesday, 12 June 2024

3 Opal Street, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 624 m2**

**Type: House**



Jim Kelly

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## Offers Invited

Sitting in the middle of South Dubbo and being closely situated to Schools, Boundary Road Shopping Centre and parklands, is where you will find this very appealing and low maintenance quality built four-bedroom brick home. Featuring 4 bedrooms, all with built-in wardrobes, the main features a ceiling fan. The generously sized and cosy lounge room is positioned at the front of the home and the lounge and dining room is open plan to the kitchen which is centrally appointed and has an island bench and plenty of storage space. The all-in-one bathroom features vanity, shower and toilet. A second toilet is separate to the bathroom. The laundry is also of good size and includes a laundry cupboard and plenty of storage. Experience ducted evaporative cooling, split system reverse cycle air conditioning in the lounge room as well as under floor ducted gas heating. There is plenty of car accommodation options with the single carport, double enclosed carport and separate lock up garage. House is fully equipped with security cameras, alarm system and NBN fibre to premise. Outdoor entertaining will be an absolute pleasure in the very large and secure, undercover, and concrete outdoor entertainment area which features lights and power points. This home would suit a whole range of buyers whether it be a first home buyer, a retiree who wants low care lawn and gardens whilst being close to amenities and investors wanting a solid modern home in a convenient location and growing families.

- 624m<sup>2</sup> block of land
- Spacious brick home in immaculate condition with new carpet throughout
- Updated Kitchen with good storage and bench space, breakfast bar and quality appliances including a dishwasher
- All bedrooms are spacious and have built-in wardrobes and ducted cooling and underfloor heating
- Reverse cycle A/C unit in lounge room area
- Security Cameras and Alarm System
- Solar Panels and NBN FTP
- Very large undercover outdoor entertaining area complete with lights and power points
- Plenty of car accommodation
- Double lock up carport and separate single garage
- Low maintenance and secure yard with side access
- Convenient location being close to primary and secondary schools and shops.

FOR SALE// OFFERS INVITED// INSPECTION// BY APPOINTMENT// JIM KELLY 0428 283 857