

# 35 Boyd Avenue, Dubbo, NSW 2830

## House For Sale

Wednesday, 22 November 2023

35 Boyd Avenue, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matthew Hansen  
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Jared Hocking  
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**\$649,000 - \$679,000**

:: Private low maintenance 741m<sup>2</sup> block :: Natural gas connected / ducted evap. air :: Under 2 years of age / new home warranty :: Swan security camera system :: Huge 10.6KW solar panel system / Sun Grow inverter :: Three separate living areas :: Still holding the balance of New Home Warranty and being not even lived in for two years, step inside the modern and fresh 35 Boyd Avenue and enjoy and all the mod cons you could wish for! Offering a MASSIVE 10.6 kilowatt solar panel system with Sun Grow inverter, a Swan security camera system and natural gas already connected, you will love the spaciousness on offer throughout this property, which has a flowing family floor plan. Enjoy the use of the formal carpeted lounge/media room, the open plan family and meals area, and the more than handy third lounge/rumpus that extends from the kids or guest bedrooms. Outside, the property has been designed to be ultra-low maintenance, with crushed granite, a double entertaining area, and a large 4.4m x 3m garden shed all installed to make day to day living a breeze. There is a rainwater tank and pump feeding back into the property, plus automatic double garage door with remote control access. Those looking for new and fresh will want to inspect immediately, so attend the upcoming open home with the team from Matt Hansen Real Estate. The enclosed information has been furnished to us by the property's owners. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate