

**35A Champagne Drive, Dubbo, NSW 2830**



**Sold House**

Thursday, 5 October 2023

35A Champagne Drive, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 377 m2**

**Type: House**



Samuel Shooter

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**\$495,000**

Welcome to 35A Champagne Drive in Dubbo, NSW, 2830—an opportunity that caters to both first home buyers and savvy investors. This well-crafted 3-bedroom, 2-bathroom residence, hosts modern amenities, ensuring a comfortable and convenient lifestyle. With features like evaporative cooling, instant gas hot water, solar panels for sustainable energy, and high-speed NBN connectivity, this home ensures your day to day ease and comfort. The open-plan kitchen is well equipped with a breakfast bar, dishwasher, microwave space and gas cooktop and seamlessly connects to the well-lit dining area. Alongside this, a rumpus room offers flexible living space, while two bathrooms, both with stand alone showers allow convenience for the family. To maximise space, the single garage includes laundry facilities, making daily chores a breeze. The outdoors can be enjoyed in the enticing outdoor entertainment area, the perfect place to host loved ones. Secure a contemporary and well-appointed home in a highly sought-after location that offers the ease of modern living. Don't miss out on this wonderful opportunity – contact our agents today to arrange a viewing of 35A Champagne Drive. - Three bedrooms - Two Bathrooms - Torrens Title - NBN Connection - Natural Gas - Double Door Fridge Space - Laundry in the Garage - 6.5KW Solar Panels - Water Tank connected to external taps and toilets- Evaporative Cooling - Gas Point Heating - Potential to be leased for \$470 - \$500 per week in the current rental market - Levied Rates: \$2,419.51 per annum / \$604.87 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.