

**44 Meadowbank Drive, Dubbo, NSW 2830**



**House For Sale**

Friday, 10 May 2024

44 Meadowbank Drive, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 838 m2**

**Type: House**



Adam Wells  
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## **\$440,000-\$470,000**

Situated at the end of a cul-de-sac, within walking distance to schools and Delroy Park Shopping Centre is this tidy family home that you simply must add to your inspection list! Features include a separate lounge room with sunny northern aspect, dining area off the kitchen and the garage has been converted into another living space complete with front and rear sliding doors and reverse cycle air-conditioning. All the bedrooms are a good size, with built-in wardrobes and there is ducted evaporative cooling throughout, plus a gas heating point for the cooler months. The main bedroom also enjoys ensuite access to the three-way bathroom adding to the convenient layout. Stepping outside there is a covered entertaining area along the back of the home plus a detached BBQ area in the spacious and low maintenance yard. This property would make an ideal first home or great addition to your investment portfolio. Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.