

45 Bennett Street, Dubbo, NSW 2830



Sold House

Wednesday, 13 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 762 m2

Type: House



Samuel Shooter

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\$440,000

Introducing 45 Bennett Street, a property that offers an array of strengths to captivate the interest of first home buyers, young families, couples, professionals, and downsizers. Located in a popular area, this home combines timeless charm with modern updates, creating a delightful living experience. From the moment you arrive, the pleasing street presence of this property will catch your eye. The well-maintained exterior, complemented by beautiful landscaping, creates an inviting atmosphere that welcomes you home. As you enter the light filled home, you will be greeted by the warmth and character of timber floorboards. The high ceilings and decorative cornice further enhance the sense of space and elegance. The retro original kitchen is a charming feature, with a modern black tile splashback that adds a contemporary touch. Additionally, there is additional transportable storage/bench space, providing versatility and convenience for meal preparation and storage needs. The spacious rear yard provides ample room for outdoor activities, gardening with enough space for buyers to customise it to their liking. It offers a private retreat for relaxation or a safe and secure area for children to play. With close proximity to amenities such as schools, shops, and public transportation this home offers convenience as well as an opportunity to own a charming home with character and modern comforts. - Three bedrooms, two with built in wardrobes - One bathroom, with separate toilet - Kitchen with electric oven, gas cooktop, tile flooring - Open plan living with an abundance of natural light - Spacious backyard - Single car garage with power - Key features also include: Instant gas hot water, natural gas connection, NBN availability, outdoor entertaining area, rear access and a water tank - Potential to be leased for \$400 - \$420 p/w in the current rental market - Levied Rates: 2,756.76 per annum / \$689.19 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.