

45 Yulong Street, Dubbo, NSW 2830

House For Sale

Tuesday, 19 March 2024

45 Yulong Street, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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Offers Invited

:: Minutes to the CBD :: Easy care, modern floor plan :: NBN fibre to the premises :: Secure, private backyard :: Ensuite bathroom from main :: Two reverse cycle split systems :: Positioned on an easily maintainable 727m² parcel, only minutes to the CBD sits 45 Yulong Street, which is now ready for a first home buyer or savvy investor who is looking to tap into a great return on this affordable property. This well presented home offers four good size bedrooms, all with built-in robes and a combined dining, lounge, and kitchen. The good-sized master bedroom is fully equipped with the convenience of an ensuite bathroom, and 2 reverse cycle split systems ensures any tenant or owner occupier would be more than comfortable throughout the residence at this address. Outside, the secure garage makes for a great place to work on those hobbies or projects with plenty of room left over in the backyard for that summer game of cricket, or a trampoline and swing set for the kids- or perhaps even a pool! Here awaits the opportunity to take advantage of the growth in the Dubbo real estate market, so don't delay - pick up the phone and contact the friendly team at Matt Hansen Real Estate to have a detailed information brochure sent to you, or attend our upcoming open homes!

Features:

- First home or invest
- Modern floor plan
- Secure garage
- Land Size:
- approx 727m²
- Rates:
- approx \$2,494.96 pa
- General
- Rendered exterior
- Colourbond roof
- Single lock up garage with automatic door
- Colourbond fence
- Comforts
- Vulcan electric hotwater system
- Linen cupboard
- Television aerial
- Satellite dish
- Services
- NBN connected
- Water
- Sewer
- Mail
- Bus stop

Kitchen (2.9 x 2.8m) Caesarstone benchtops, vinyl flooring, glass splashback, Lofra electric oven and hotplates, rangehood, breakfast bar

Dining (2.8 x 2.7m) Vinyl flooring, blinds

Lounge Room (3.8 x 3.3m) Carpet, Fujitsu split system reverse cycle air conditioner, television point, curtains, blinds

Main Bedroom (4.4 x 4m) Carpet, Kelvinator split system reverse cycle air conditioner, built in robe, curtains

Ensuite – Shower, toilet, vanity, heating lights, exhaust fan, partial wall tiling

Bedroom 2 (3.2 x 2.9m) Carpet, built in robe, curtains

Bedroom 3 (2.5 x 2.5m) Carpet, built in robe, curtains

Bedroom 4 (3.2 x 2.4m) Carpet, built in robe, curtains

Laundry (in garage) Laundry tub, automatic taps, external access

** 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.**