

# 4B Terrazzo Court, Dubbo, NSW 2830



## Duplex/Semi-detached For Sale

Monday, 22 January 2024

4B Terrazzo Court, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 498 m2

Type:

Duplex/Semi-detached



Karen Chant  
0448191167

## Vendor Invites Offers

Nestled on a private 498 sq m block in a serene South Dubbo cul-de-sac, this three bedroom, two bathroom home was designed with easy living in mind. Perfect for year round living, 4B Terrazzo Court offers a beautiful rear north facing aspect and ducted reverse cycle air conditioning. With a double garage plus extra off street parking, along with a good sized rear yard - perfect for children or pets - this modern home provides an appealing option for retirees, young families, singles, couples and busy professionals. Positioned close to shops, schools, parks, river walking tracks, medical centres & South Dubbo Tavern, get ready to enjoy a relaxed way of life.

**FEATURES:-** Three bedrooms, built-in wardrobes, carpet, ensuite- North facing living, kitchen & dining zones with space for a home office nook- Caesarstone kitchen with gas cooktop, dishwasher, long breakfast bar- Central family bathroom with deep bath and separate shower- Ducted reverse cycle air con, neutral scheme, concrete driveway & paths- Double auto garage with internal access plus extra off street carparking- Fully fenced pet & child-friendly yard, Colorbond fencing, rainwater tank- Perfectly suited for downsizers, retirees, first home buyers & investors- Quietly set back from the street providing peace and privacy- Footsteps from bus services while handy to South Dubbo facilities- Within walking distance of parks, river walking tracks and Tavern- Moments to schools, medical, & Boundary Rd & Tamworth St shops

**FAST FACTS:**Built: 2015Block size: 498 sq mZoning: R2 Low Density ResidentialCouncil rates: \$2,610.19 plus user pays waterStrata share of insurance: \$1,195.00Rental estimate: Around \$480 to \$490 per weekSelling agent: Karen Chant - 0448 191167Address: 4B Terrazzo Court, Dubbo

Don't forget to click on the link to have an inspection online via the 3D Virtual Walk Through Video. The material and information contained within this marketing material is for general information purposes only. All information contained herein has been gathered from sources we deem to be reliable. However we cannot guarantee it's accuracy. You should not rely upon this information and material as a basis for making any formal decisions. We recommend all interested parties make further enquiries to verify the information contained herein.